

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4/198 BELMORE ROAD BALWYN VIC 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,850,000

&

\$1,950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,925,000

Property type

House

Suburb

Balwyn

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

16 SYLVAN STREET BALWYN NORTH VIC 3104	\$1,916,000	04-Aug-24
16A SYLVAN STREET BALWYN NORTH VIC 3104	\$1,925,000	25-May-24
5/89 YARRBAT AVENUE BALWYN VIC 3103	\$1,850,000	22-Jun-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 November 2024

**16 SYLVAN STREET BALWYN  
NORTH VIC 3104**

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Sold Price <sup>RS</sup> **\$1,916,000** <sup>UN</sup> Sold Date **04-Aug-24**Distance **0.81km****16A SYLVAN STREET BALWYN  
NORTH VIC 3104**

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Sold Price **\$1,925,000** Sold Date **25-May-24**Distance **0.81km****5/89 YARRBAT AVENUE BALWYN  
VIC 3103**

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Sold Price **\$1,850,000** Sold Date **22-Jun-24**Distance **0.91km****RS** = Recent sale**UN** = Undisclosed Sale

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