

# 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

27 Austin Street, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,300,000

&

\$2,500,000

### Median sale price

Median price \$2,613,000

Property Type House

Suburb Balwyn

Period - From 01/10/2022

to 31/12/2022

Source REIV

### 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 six 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
1	26 Aylmer St BALWYN NORTH 3104	\$2,500,000	12/11/2022
2	12 Frederick St BALWYN 3103	\$2,400,000	14/11/2022
3	1 Hatfield St BALWYN NORTH 3104	\$2,340,000	15/12/2022

**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 six months.~~

This Statement of Information was prepared on:

02/02/2023 11:55



3 1 2

**Property Type:** House  
**Land Size:** 739 sqm approx

**Agent Comments**

home office or 4th bedroom option, sunroom, double garage

**Indicative Selling Price**

\$2,300,000 - \$2,500,000

**Median House Price**

December quarter 2022: \$2,613,000

## Comparable Properties



**26 Aylmer St BALWYN NORTH 3104 (REI)**

**Agent Comments**

3 2 2

**Price:** \$2,500,000

**Method:** Auction Sale

**Date:** 12/11/2022

**Property Type:** House (Res)



**12 Frederick St BALWYN 3103 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$2,400,000

**Method:** Sold Before Auction

**Date:** 14/11/2022

**Property Type:** House (Res)

**Land Size:** 625 sqm approx



**1 Hatfield St BALWYN NORTH 3104 (REI)**

**Agent Comments**

4 2 1

**Price:** \$2,340,000

**Method:** Auction Sale

**Date:** 15/12/2022

**Property Type:** House (Res)

**Land Size:** 864 sqm approx

**Account - RT Edgar Boroondara** | P: 03 8888 2000 | F: 03 8888 2088