

# 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 2B Threadneedle 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)

Price Range

\$1,450,000

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\$1,500,000

### Median sale price

Median price

\$3,120,000

Property Type

House

Suburb

Balwyn (3103)

Period - From

22/03/2023

to

22/03/2024

Source

Realestate

### Comparable property sales

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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
1/416 BELMORE ROAD, MONT ALBERT NORTH VIC 3129	\$1,380,000	16/12/2024
1/23 WEIR STREET, BALWYN VIC 3103	\$1,460,000	16/03/2024
1/11 WEIR STREET, BALWYN VIC 3103	\$1,450,000	13/04/2024

This Statement of Information was prepared on: 22/04/2024