

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 28 Mcshane Street, Balwyn North Vic 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$4,800,000 & \$5,280,000

Median sale price

Median price \$2,301,000 Property Type House Suburb Balwyn North

Period - From 01/10/2023 to 31/12/2023 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	45 Yongala St BALWYN 3103	\$5,295,000	24/02/2024
2	117 Gordon St BALWYN 3103	\$5,006,666	17/11/2023
3	11 Albury Rd BALWYN NORTH 3104	\$4,930,000	04/12/2023

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:

27/02/2024 13:38



 5  4  2

Property Type: House (Res)

Land Size: 881 sqm approx

Agent Comments

Indicative Selling Price

\$4,800,000 - \$5,280,000

Median House Price

December quarter 2023: \$2,301,000

Comparable Properties



45 Yongala St BALWYN 3103 (REI)

Agent Comments

 5  5  3

Price: \$5,295,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)



117 Gordon St BALWYN 3103 (REI/VG)

Agent Comments

 5  5  3

Price: \$5,006,666

Method: Private Sale

Date: 17/11/2023

Property Type: House

Land Size: 650 sqm approx



11 Albury Rd BALWYN NORTH 3104 (REI)

Agent Comments

 5  5  2

Price: \$4,930,000

Method: Private Sale

Date: 04/12/2023

Property Type: House

Land Size: 720 sqm approx

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