

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

205 Balwyn Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$2,282,000

Property Type House

Suburb Balwyn North

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	5 Moule Av BALWYN NORTH 3104	\$1,780,888	01/10/2022
2	31 Nicholson St BALWYN NORTH 3104	\$1,710,000	25/11/2022
3	13 Winfield Rd BALWYN NORTH 3104	\$1,682,000	10/12/2022

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:

23/03/2023 10:54

205 Balwyn Road, Balwyn North Vic 3104

McGrath

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

December quarter 2022: \$2,282,000

Comparable Properties



5 Moule Av BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 3 4

Price: \$1,780,888

Method: Auction Sale

Date: 01/10/2022

Property Type: House (Res)

Land Size: 360 sqm approx



31 Nicholson St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 2 2

Price: \$1,710,000

Method: Sold Before Auction

Date: 25/11/2022

Property Type: Townhouse (Res)



13 Winfield Rd BALWYN NORTH 3104 (REI/VG) Agent Comments

3 2 2

Price: \$1,682,000

Method: Sold Before Auction

Date: 10/12/2022

Property Type: Townhouse (Res)

Land Size: 355 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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