

# 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 Kawarren Street, Balwyn North Vic 3104

### Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

### Median sale price

Median price \$2,305,000 Property Type House Suburb Balwyn North

Period - From 01/01/2024 to 31/12/2024 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	43 Dight Av BALWYN NORTH 3104	\$2,200,000	26/11/2024
2	28 Sunburst Av BALWYN NORTH 3104	\$2,170,000	26/10/2024
3	26 Illawarra Rd BALWYN NORTH 3104	\$2,398,000	04/10/2024

**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:

05/03/2025 01:08



4  
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**Property Type:** House  
**Land Size:** 673 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,100,000 - \$2,300,000  
**Median House Price**  
 Year ending December 2024: \$2,305,000

## Comparable Properties



43 Dight Av BALWYN NORTH 3104 (REI)

Agent Comments

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**Price:** \$2,200,000  
**Method:** Private Sale  
**Date:** 26/11/2024  
**Property Type:** House  
**Land Size:** 685 sqm approx



28 Sunburst Av BALWYN NORTH 3104 (REI/VG)

Agent Comments

3  
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**Price:** \$2,170,000  
**Method:** Auction Sale  
**Date:** 26/10/2024  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx



26 Illawarra Rd BALWYN NORTH 3104 (VG)

Agent Comments

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**Price:** \$2,398,000  
**Method:** Sale  
**Date:** 04/10/2024  
**Property Type:** House (Res)  
**Land Size:** 719 sqm approx

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