

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

3/98 DONCASTER ROAD BALWYN NORTH VIC 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,690,000

&

\$1,780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,302,500

Property type

House

Suburb

Balwyn North

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

Address of comparable property	Price	Date of sale
1/15 ALBURY ROAD BALWYN NORTH VIC 3104	\$1,780,000	15-Feb-25

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 6 months.

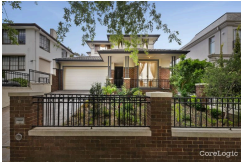
This Statement of Information was prepared on: 05 March 2025

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1/15 ALBURY ROAD BALWYN
NORTH VIC 3104

 4  3  2

Sold Price ^{RS} **\$1,780,000** ^{UN} Sold Date **15-Feb-25**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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