

# 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

104 Doncaster Road, 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 \$2,200,000 & \$2,400,000

### Median sale price

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

Period - From 01/10/2023 to 30/09/2024 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 | 191 Doncaster Rd BALWYN NORTH 3104 | \$2,375,000 | 16/11/2024   |
| 3 | 1 Wattle Av BALWYN NORTH 3104      | \$2,425,000 | 12/10/2024   |

**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:

10/12/2024 14:00



 3  1  3

**Property Type:** House  
**Land Size:** 820 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,200,000 - \$2,400,000  
**Median House Price**  
Year ending September 2024: \$2,305,000

## Comparable Properties



**43 Dight Av BALWYN NORTH 3104 (REI)**

[Agent Comments](#)

 3  2  2

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



**191 Doncaster Rd BALWYN NORTH 3104 (REI)**

[Agent Comments](#)

 5  3  4

**Price:** \$2,375,000  
**Method:** Auction Sale  
**Date:** 16/11/2024  
**Property Type:** House (Res)  
**Land Size:** 715 sqm approx



**1 Wattle Av BALWYN NORTH 3104 (REI)**

[Agent Comments](#)

 6  3  3

**Price:** \$2,425,000  
**Method:** Private Sale  
**Date:** 12/10/2024  
**Property Type:** House (Res)  
**Land Size:** 820 sqm approx

Account - VICPROP



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