

## 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

51 URSA STREET BALWYN NORTH VIC 3104

### Indicative selling price

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

Single Price

\$2,525,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,326,000

Property type

House

Suburb

Balwyn North

Period-from

01 Dec 2023

to

30 Nov 2024

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

14 FERDINAND AVENUE BALWYN NORTH VIC 3104	\$2,810,000	21-Sep-24
39 RIVERSIDE AVENUE BALWYN NORTH VIC 3104	\$2,623,000	22-Jun-23

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: 16 December 2024



**14 FERDINAND AVENUE BALWYN  
NORTH VIC 3104**

 4  2  2

Sold Price

**\$2,810,000**

Sold Date

**21-Sep-24**

Distance

**1.82km**



**39 RIVERSIDE AVENUE BALWYN  
NORTH VIC 3104**

 3  2  1

Sold Price

**\$2,623,000**

Sold Date

**22-Jun-23**

Distance

**0.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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