

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 32 Yarrbat Ave, Balwyn VIC 2024

Indicative selling price

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

Range between \$3,500,000 & \$3,800,000

Median sale price

Median price \$2,800,000 Property type House Suburb Balwyn

Period - From 01/10/2024 to 31/12/2024 Source REIV

Comparable property sales

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
191 Union Road, Surrey Hills	\$3,595,000	19/10/2024
15 Harrington Avenue, Balwyn North	\$3,580,000	06/12/2024
63 Narrak Road, Balwyn	\$3,508,000	23/08/2024

This Statement of Information was prepared on: 18 February 2025