

# 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

1 Heather 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 \$4,700,000 & \$5,100,000

### 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	9 Creswick St DEEPDENE 3103	\$4,910,000	25/12/2024
2	98 Greythorn Rd BALWYN NORTH 3104	\$4,888,888	08/11/2024
3	51 Longview Rd BALWYN NORTH 3104	\$5,250,000	22/10/2024

**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:

29/01/2025 14:54

1 Heather Street, Balwyn North Vic 3104

RT Edgar

Annabelle Feng  
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**Indicative Selling Price**

\$4,700,000 - \$5,100,000

**Median House Price**

Year ending December 2024: \$2,305,000



 5  5  2

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



9 Creswick St DEEPDENE 3103 (REI)

Agent Comments

 5  4  2

**Price:** \$4,910,000

**Method:** Private Sale

**Date:** 25/12/2024

**Property Type:** House

**Land Size:** 697 sqm approx



98 Greythorn Rd BALWYN NORTH 3104 (REI)

Agent Comments

 5  5  4

**Price:** \$4,888,888

**Method:** Private Sale

**Date:** 08/11/2024

**Property Type:** House (Res)

**Land Size:** 701 sqm approx



51 Longview Rd BALWYN NORTH 3104 (REI)

Agent Comments

 5  5  6

**Price:** \$5,250,000

**Method:** Expression of Interest

**Date:** 22/10/2024

**Property Type:** House (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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