

# 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

25 Lemon 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 \$3,600,000 & \$3,900,000

### Median sale price

Median price \$2,255,000 Property Type House Suburb Balwyn North

Period - From 01/10/2024 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	4 Wild Life Pde BALWYN NORTH 3104	\$3,900,000	22/11/2024
2	10 Gardenia Rd BALWYN NORTH 3104	\$3,920,000	18/07/2024
3	9 Morris Av MONT ALBERT NORTH 3129	\$3,008,888	26/06/2024

**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: 22/01/2025 11:13



 4    3    2

**Property Type:** House  
**Land Size:** 812 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$3,600,000 - \$3,900,000  
**Median House Price**  
 December quarter 2024: \$2,255,000

## Comparable Properties

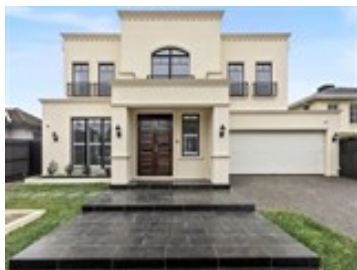


**4 Wild Life Pde BALWYN NORTH 3104 (REI)**

Agent Comments

 4    3    3

**Price:** \$3,900,000  
**Method:** Sold Before Auction  
**Date:** 22/11/2024  
**Property Type:** House (Res)  
**Land Size:** 739 sqm approx



**10 Gardenia Rd BALWYN NORTH 3104 (REI/VG)**

Agent Comments

 6    5    2

**Price:** \$3,920,000  
**Method:** Sold Before Auction  
**Date:** 18/07/2024  
**Property Type:** House (Res)  
**Land Size:** 664 sqm approx



**9 Morris Av MONT ALBERT NORTH 3129 (REI/VG)**

Agent Comments

 5    4    2

**Price:** \$3,008,888  
**Method:** Private Sale  
**Date:** 26/06/2024  
**Property Type:** House (Res)  
**Land Size:** 681 sqm approx

Account - Barry Plant | P: 03 9842 8888