Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	25 Lemon Road, Balwyn North Vic 3104
Including suburb and	•
postcode	

Indicative selling price

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

Range between	\$3,600,000	&	\$3,900,000
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Median sale price

Median price	\$2,255,000	Pro	perty 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

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



Date of sale











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)







Price: \$3,900,000

Method: Sold Before Auction

Date: 22/11/2024

Property Type: House (Res) Land Size: 739 sqm approx

Agent Comments

10 Gardenia Rd BALWYN NORTH 3104 (REI/VG)









Price: \$3,920,000

Method: Sold Before Auction

Date: 18/07/2024

Property Type: House (Res) Land Size: 664 sqm approx

Agent Comments



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





Agent Comments

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





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