

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

1/13-15 LEMON ROAD BALWYN NORTH VIC 3104

Indicative selling price

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

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,055,000

Property type

Unit

Suburb

Balwyn North

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

7/60 SWEYN STREET BALWYN NORTH VIC 3104	\$1,110,000	16-Aug-25
2/335 DONCASTER ROAD BALWYN NORTH VIC 3104	\$1,050,000	19-Oct-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 2025


**7/60 SWEYN STREET BALWYN
NORTH VIC 3104**
 3  2  2

Sold Price

\$1,110,000

Sold Date

16-Aug-25

Distance

0.33km

**2/335 DONCASTER ROAD
BALWYN NORTH VIC 3104**
 2  2  1

Sold Price

\$1,050,000

Sold Date

19-Oct-23

Distance

0.51km
RS = Recent sale

UN = Undisclosed Sale

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