

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 Hilary Court, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,900,000

&

\$2,070,000

Median sale price

Median price \$2,961,500

Property Type House

Suburb Balwyn

Period - From 13/06/2023

to

12/06/2024

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	13 Kalonga Rd BALWYN NORTH 3104	\$2,040,000	23/03/2024
2	4 Citron Av BALWYN NORTH 3104	\$1,900,000	03/02/2024
3			

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:

13/06/2024 13:15

1 Hilary Court, Balwyn Vic 3103



3 1 1

Property Type: House
Land Size: 731 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,070,000
Median House Price
13/06/2023 - 12/06/2024: \$2,961,500

Comparable Properties



13 Kalonga Rd BALWYN NORTH 3104 (REI) Agent Comments

3 2 2

Price: \$2,040,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 692 sqm approx



4 Citron Av BALWYN NORTH 3104 (REI) Agent Comments

5 2 4

Price: \$1,900,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 600 sqm approx

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.

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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