

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

103/373 BELMORE 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

Unit

Suburb

Balwyn North

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

12/781 WHITEHORSE ROAD MONT ALBERT VIC 3127	\$670,000	12-Oct-24
7/764 WHITEHORSE ROAD MONT ALBERT VIC 3127	\$518,000	23-Nov-24
2102/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$540,000	10-Jan-25

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: 01 April 2025



**12/781 WHITEHORSE ROAD MONT
ALBERT VIC 3127**

 2  1  1

Sold Price

\$670,000

Sold Date

12-Oct-24

Distance

1.6km



**7/764 WHITEHORSE ROAD MONT
ALBERT VIC 3127**

 2  1  1

Sold Price

\$518,000

Sold Date

23-Nov-24

Distance

1.81km



**2102/850 WHITEHORSE ROAD
BOX HILL VIC 3128**

 2  2  1

Sold Price

\$540,000

Sold Date

10-Jan-25

Distance

2.28km

RS = Recent sale

UN = Undisclosed Sale

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