

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

12 Aylmer Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,302,500 Property Type House Suburb Balwyn North

Period - From 24/09/2024 to 23/09/2025 Source Property Data

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	45 Ursa St BALWYN NORTH 3104	\$1,885,000	13/09/2025
2	789 High St KEW EAST 3102	\$1,960,000	16/08/2025
3	13 The Boulevard BALWYN NORTH 3104	\$1,875,000	09/08/2025

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:

24/09/2025 13:22

12 Aylmer Street, Balwyn North Vic 3104

VICPROP

Maggie Sun

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

24/09/2024 - 23/09/2025: \$2,302,500



3 2 1

Property Type: House (Res)

Land Size: 706 sqm approx

Agent Comments

Comparable Properties



45 Ursa St BALWYN NORTH 3104 (REI)

Agent Comments

3 1 2

Price: \$1,885,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 697 sqm approx



789 High St KEW EAST 3102 (REI)

Agent Comments

3 2 2

Price: \$1,960,000

Method: Auction Sale

Date: 16/08/2025

Property Type: House (Res)



13 The Boulevard BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Price: \$1,875,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)

Land Size: 731 sqm approx

Account - VICPROP | P: 03 8888 1011



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