

## 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 FAY STREET BALWYN NORTH VIC 3104

### Indicative selling price

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

Single Price

or range  
between

\$1,700,000

&

\$1,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,314,000

Property type

House

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

6 WOODVILLE STREET BALWYN NORTH VIC 3104	\$1,718,000	08-Jan-25
5 EARLS COURT BALWYN NORTH VIC 3104	\$1,800,000	28-Nov-24
14 ARDGOUR STREET BALWYN NORTH VIC 3104	\$1,701,000	16-Nov-24

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: 29 April 2025



**6 WOODVILLE STREET BALWYN  
NORTH VIC 3104**

 3  1  2

Sold Price **\$1,718,000** Sold Date **08-Jan-25**

Distance **0.34km**



**5 EARLS COURT BALWYN NORTH  
VIC 3104**

 3  2  2

Sold Price **\$1,800,000** Sold Date **28-Nov-24**

Distance **0.36km**



**14 ARDGOUR STREET BALWYN  
NORTH VIC 3104**

 3  2  1

Sold Price <sup>RS</sup> **\$1,701,000** Sold Date **16-Nov-24**

Distance **0.46km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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