

# 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

123 Balwyn Road, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,300,000 & \$2,530,000

### Median sale price

Median price \$2,840,000 Property Type House Suburb Balwyn

Period - From 01/01/2025 to 31/03/2025 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	41 Hertford Cr BALWYN 3103	\$2,350,000	24/05/2025
2	1 Tonkin Av BALWYN 3103	\$2,450,000	05/04/2025
3	13 Naroo St BALWYN 3103	\$2,405,000	05/03/2025

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:

26/05/2025 11:01



4 3 2

Property Type: House  
Agent Comments

Indicative Selling Price  
\$2,300,000 - \$2,530,000  
Median House Price  
March quarter 2025: \$2,840,000

Comparable Properties



41 Hertford Cr BALWYN 3103 (REI)

Agent Comments

4 2 2

Price: \$2,350,000  
Method: Auction Sale  
Date: 24/05/2025  
Property Type: House (Res)  
Land Size: 226 sqm approx



1 Tonkin Av BALWYN 3103 (REI)

Agent Comments

5 2 2

Price: \$2,450,000  
Method: Auction Sale  
Date: 05/04/2025  
Property Type: House (Res)



13 Naroo St BALWYN 3103 (REI)

Agent Comments

4 4 2

Price: \$2,405,000  
Method: Sold Before Auction  
Date: 05/03/2025  
Property Type: House (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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