## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

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Address	13 Loma Linda Grove, Balwyn North Vic 3104
Including suburb and	•

including suburb and postcode

#### Indicative selling price

Property offered for sale

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

Range between \$2,100,000 \$2,300,000 &

## Median sale price

Median price	\$1,680,000	Pro	perty Type	Vaca	ant land		Suburb	Balwyn North
Period - From	18/11/2024	to	17/11/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property Date of sale **Price**

1	115 Greythorn Rd BALWYN NORTH 3104	\$2,150,000	24/09/2025
2			
3			

#### OR

В\* 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:	18/11/2025 14:52













**Property Type:** Land **Land Size:** 837 sqm approx

Agent Comments

Indicative Selling Price \$2,100,000 - \$2,300,000 Median Land Price 18/11/2024 - 17/11/2025: \$1,680,000

# Comparable Properties



115 Greythorn Rd BALWYN NORTH 3104 (REI)

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**Agent Comments** 

Price: \$2,150,000 Method: Private Sale Date: 24/09/2025 Property Type: Land

Land Size: 984 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 - McGrath Box Hill | P: 03 9889 8800



