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	
pooloodo	

Indicative selling price

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

Range between \$4,900,000 &	\$5,300,000
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Median sale price

Median price	\$2,860,000	Pro	perty Type	House		Suburb	Balwyn
Period - From	01/10/2024	to	30/09/2025		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	5 Hertford Cr BALWYN 3103	\$5,340,000	05/11/2025
2	46 Stroud St BALWYN 3103	\$5,186,000	21/10/2025
3	40 Elliott Av BALWYN 3103	\$5,180,000	22/05/2025

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:	19/11/2025 21:49





Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

Indicative Selling Price \$4,900,000 - \$5,300,000 Median House Price

Year ending September 2025: \$2,860,000

Francity Type: House





Comparable Properties



5 Hertford Cr BALWYN 3103 (REI)

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Price: \$5,340,000 **Method:** Private Sale **Date:** 05/11/2025

Property Type: House (Res) **Land Size:** 736 sqm approx

Agent Comments



46 Stroud St BALWYN 3103 (REI)

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Price: \$5,186,000

Method: Sold Before Auction

Date: 21/10/2025

Property Type: House (Res) **Land Size:** 652 sqm approx

Agent Comments



40 Elliott Av BALWYN 3103 (REI/VG)

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Price: \$5,180,000 Method: Private Sale Date: 22/05/2025 Property Type: House Land Size: 668 sqm approx

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Agent Comments

Account - RT Edgar Boroondara | P: 88882000





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