#### 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





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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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