

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

16 Ajana Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,394,444

Property Type House

Suburb Balwyn North

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	5 Kenilworth St BALWYN 3103	\$2,200,000	07/04/2025
2	48 Relowe Cr BALWYN 3103	\$2,150,000	15/03/2025
3	12 Jocelyn Av BALWYN NORTH 3104	\$2,150,000	11/03/2025

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:

14/05/2025 14:29

16 Ajana Street, Balwyn North Vic 3104



4 3 3

Property Type: House
Land Size: 951 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
March quarter 2025: \$2,394,444

Comparable Properties



5 Kenilworth St BALWYN 3103 (REI)

Agent Comments

2 1 3

Price: \$2,200,000
Method: Private Sale
Date: 07/04/2025
Property Type: House
Land Size: 724 sqm approx



48 Relowe Cr BALWYN 3103 (REI)

Agent Comments

4 1 3

Price: \$2,150,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 1243 sqm approx

12 Jocelyn Av BALWYN NORTH 3104 (VG)

Agent Comments

4 - -

Price: \$2,150,000
Method: Sale
Date: 11/03/2025
Property Type: House (Res)
Land Size: 861 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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