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	16 Hertford Crescent, Balwyn Vic 3103
Including suburb and	•
postcode	

Indicative selling price

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

Single price \$3,800,000

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	11 Frederick St BALWYN 3103	\$3,900,000	10/11/2025
2	39 Yerrin St BALWYN 3103	\$4,150,000	05/09/2025
3	8 Wills St BALWYN 3103	\$3,980,000	04/06/2025

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:	28/11/2025 08:33













Property Type: House Agent Comments

Indicative Selling Price \$3,800,000 Median House Price

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

Comparable Properties



11 Frederick St BALWYN 3103 (REI)

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Agent Comments

Price: \$3,900,000 **Method:** Private Sale **Date:** 10/11/2025

Property Type: House (Res) **Land Size:** 604 sqm approx



39 Yerrin St BALWYN 3103 (REI)

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Price: \$4,150,000

Method: Sold Before Auction

Date: 05/09/2025

Property Type: House (Res) **Land Size:** 859 sqm approx

Agent Comments



8 Wills St BALWYN 3103 (REI/VG)

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Price: \$3,980,000

Method: Sold Before Auction

Date: 04/06/2025

Property Type: House (Res) **Land Size:** 1043 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 88882000





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