

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	18 Ventnor Street Balwyn North, 3104
---	--------------------------------------

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Single price	\$2,250,000
--------------	-------------

### Median sale price

Median price	\$2,314,000	Property Type	HOUSE	Suburb	BALWYN NORTH
Period - From	01-May-2024	to	30-Apr-2025	Source	Corelogic

### Comparable property sales

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	436 Balwyn Road, Balwyn North	\$2,100,000	14-Apr-2025
2	31 Macedon Avenue, Balwyn North	\$2,260,000	15-Feb-2025
3	24 Ventnor Street, Balwyn North	\$2,068,000	08-Feb-2025

This statement of information was prepared on 10-Jul-2025 at 10:23:39 AM AEST