

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

2/21 KENNY STREET BALWYN NORTH VIC 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,280,000

&

\$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,042,500

Property type

Unit

Suburb

Balwyn North

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

3/54 BELGRAVIA AVENUE MONT ALBERT NORTH VIC 3129	\$1,400,000	18-Oct-25
2/15 KIREEP ROAD BALWYN VIC 3103	\$1,350,000	06-Aug-25
3/26 JURANG STREET BALWYN VIC 3103	\$1,398,888	02-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 29 October 2025



3/54 BELGRAVIA AVENUE MONT ALBERT NORTH VIC 3129

3 2 2

Sold Price ^{RS} **\$1,400,000** ^{UN} Sold Date **18-Oct-25**

Distance **1.22km**



2/15 KIREEP ROAD BALWYN VIC 3103

3 2 2

Sold Price **\$1,350,000** Sold Date **06-Aug-25**

Distance **1.45km**



3/26 JURANG STREET BALWYN VIC 3103

3 1 2

Sold Price ^{RS} **\$1,398,888** Sold Date **02-Sep-25**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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