## 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	2/21 Kenny Street, Balwyn North Vic 3104
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,390,000	&	\$1,490,000
---------------------------	---	-------------

### Median sale price

Median price	\$1,437,500	Pro	perty Type	Townhouse		Suburb	Balwyn North
Period - From	22/09/2024	to	21/09/2025		Source	Property	/ Data

# 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

Add	dress of comparable property	Price	Date of sale
1	2/33 Greythorn Rd BALWYN NORTH 3104	\$1,425,000	09/09/2025
2	3/26 Jurang St BALWYN 3103	\$1,398,888	02/09/2025
3	1/45 Elliott Av BALWYN 3103	\$1,438,000	19/06/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/09/2025 16:16













Property Type: Townhouse

Land Size: 152 sqm approx

Agent Comments

**Indicative Selling Price** \$1,390,000 - \$1,490,000 **Median Townhouse Price** 22/09/2024 - 21/09/2025: \$1,437,500

# Comparable Properties



2/33 Greythorn Rd BALWYN NORTH 3104 (REI)







Price: \$1,425,000

Method: Sold Before Auction

Date: 09/09/2025

Property Type: Townhouse (Res) Land Size: 177 sqm approx

**Agent Comments** 



3/26 Jurang St BALWYN 3103 (REI)







Price: \$1,398,888 Method: Private Sale

Date: 02/09/2025 Property Type: Townhouse (Single) Land Size: 200 sqm approx

Agent Comments



1/45 Elliott Av BALWYN 3103 (REI/VG)





Price: \$1,438,000 Method: Private Sale Date: 19/06/2025

Property Type: Townhouse (Single)

**Agent Comments** 

Account - McGrath Box Hill | P: 03 9889 8800



