

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

2/3 Raynes Street, Balwyn Vic 3103

Indicative selling price

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

Single price

\$1,495,000

Median sale price

Median price

\$1,613,000

Property Type

Townhouse

Suburb

Balwyn

Period - From

15/03/2024

to

14/03/2025

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		Price	Date of sale
1	2/3 Jurang St BALWYN 3103	\$1,416,000	16/11/2024
2	1/39 Power St BALWYN 3103	\$1,437,000	24/10/2024
3			

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:

15/03/2025 17:22

2/3 Raynes Street, Balwyn Vic 3103

Tim Heavyside
94703390
0403020404
tim@heavyside.co



3 2 2

Property Type: Townhouse
(Single)
Land Size: 392 sqm approx
Agent Comments

Indicative Selling Price
\$1,495,000
Median Townhouse Price
15/03/2024 - 14/03/2025: \$1,613,000

Comparable Properties



2/3 Jurang St BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$1,416,000
Method: Auction Sale
Date: 16/11/2024
Property Type: Unit
Land Size: 313 sqm approx



1/39 Power St BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$1,437,000
Method: Auction Sale
Date: 24/10/2024
Property Type: Townhouse (Res)

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.

Account - Heavyside



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