

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

2/4 LUENA ROAD 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,152,500

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

1/28-30 WINFIELD ROAD BALWYN NORTH VIC 3104	\$1,150,000	21-May-25
3/60 SWEYN STREET BALWYN NORTH VIC 3104	\$1,050,000	26-Apr-25
4/60 SWEYN STREET BALWYN NORTH VIC 3104	\$1,035,000	07-May-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: 06 October 2025



**first
national**
REAL ESTATE | Avant

Sales Avant

M 0468557788

E sindy.xue@avantre.com.au



1/28-30 WINFIELD ROAD BALWYN NORTH VIC 3104 Sold Price **\$1,150,000** Sold Date **21-May-25**

3 2 2

Distance **0.69km**



3/60 SWEYN STREET BALWYN NORTH VIC 3104 Sold Price **\$1,050,000** Sold Date **26-Apr-25**

3 2 2

Distance **1.17km**



4/60 SWEYN STREET BALWYN NORTH VIC 3104 Sold Price **\$1,035,000** Sold Date **07-May-25**

3 2 2

Distance **1.17km**



7/60 SWEYN STREET BALWYN NORTH VIC 3104 Sold Price ^{RS} **\$1,110,000** Sold Date **16-Aug-25**

3 2 2

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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