

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

2/52 Nungerner Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$840,000

Property Type Unit

Suburb Balwyn

Period - From 01/04/2025

to

30/06/2025

Source REIV

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	1/45 Elliott Av BALWYN 3103	\$1,438,000	19/06/2025
2	2/46 Belmore Rd BALWYN 3103	\$1,462,000	24/05/2025
3	2/38 Nungerner St BALWYN 3103	\$1,356,000	15/03/2025

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:

20/07/2025 07:53



3 2 2

Property Type: Unit

Agent Comments

Comparable Properties



1/45 Elliott Av BALWYN 3103 (REI)

3 2 2

Agent Comments

Price: \$1,438,000

Method: Private Sale

Date: 19/06/2025

Property Type: Townhouse (Single)



2/46 Belmore Rd BALWYN 3103 (REI)

3 2 3

Agent Comments

Price: \$1,462,000

Method: Auction Sale

Date: 24/05/2025

Property Type: Townhouse (Res)



2/38 Nungerner St BALWYN 3103 (REI/VG)

3 2 2

Agent Comments

Price: \$1,356,000

Method: Auction Sale

Date: 15/03/2025

Property Type: Townhouse (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088