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 betwee	veen \$1,300,000		&		\$1,430,000				
Median sale price									
Median price	\$840,000	Pro	operty Type	Unit			Suburb	Balwyn	
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ado	dress 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



RT Edgar





Property Type: Unit Agent Comments

Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

Indicative Selling Price \$1,300,000 - \$1,430,000 Median Unit Price June quarter 2025: \$840,000

Comparable Properties

Sold	1/45 Elliott Av BALWYN 3103 (REI) 1/45 Elliott Av BALWYN 3103 (REI)	Agent Comments
	2/46 Belmore Rd BALWYN 3103 (REI) 3 2 3 3 Price: \$1,462,000 Method: Auction Sale Date: 24/05/2025 Property Type: Townhouse (Res)	Agent Comments
	2/38 Nungerner St BALWYN 3103 (REI/VG) 3 2 2 2 Price: \$1,356,000 Method: Auction Sale Date: 15/03/2025 Property Type: Townhouse (Res)	Agent Comments

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



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