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	24 Maylands Avenue, 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 \$4,000,000	&	\$4,400,000
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Median sale price

Median price	\$2,240,000	Pro	perty Type	House		Suburb	Balwyn North
Period - From	01/10/2024	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	45 Riverside Av BALWYN NORTH 3104	\$3,900,000	30/10/2025
2	7a Highbury St BALWYN NORTH 3104	\$4,328,000	17/10/2025
3	7 Highbury St BALWYN NORTH 3104	\$4,110,000	18/09/2025

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:	17/11/2025 13:16













Rooms: 6

Property Type: House **Land Size:** 635 sqm approx

Agent Comments

Indicative Selling Price \$4,000,000 - \$4,400,000 Median House Price

Year ending September 2025: \$2,240,000

Comparable Properties



45 Riverside Av BALWYN NORTH 3104 (REI)

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Agent Comments

Price: \$3,900,000 Method: Private Sale Date: 30/10/2025 Property Type: House Land Size: 836 sqm approx



7a Highbury St BALWYN NORTH 3104 (REI)

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Agent Comments

Price: \$4,328,000 Method: Private Sale Date: 17/10/2025 Property Type: House Land Size: 541 sqm approx



7 Highbury St BALWYN NORTH 3104 (VG)

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Price: \$4,110,000 Method: Sale Date: 18/09/2025

Property Type: House (Res) Land Size: 541 sqm approx Agent Comments

Account - VICPROP | P: 03 8888 1011





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