

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

24 Nevada Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,350,000 & \$2,450,000

Median sale price

Median price \$2,150,000 Property Type House Suburb Balwyn North

Period - From 01/07/2025 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	Price	Date of sale
1	33 The Moor BALWYN NORTH 3104	\$2,350,000	22/09/2025
2	16 Gardenia Rd BALWYN NORTH 3104	\$2,565,000	02/08/2025
3	1a Viewhill Rd BALWYN NORTH 3104	\$2,950,000	17/06/2025

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:

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Indicative Selling Price

\$2,350,000 - \$2,450,000

Median House Price

September quarter 2025: \$2,150,000



 4  4  2

Property Type: House

Land Size: 418 sqm approx

Agent Comments

Comparable Properties

33 The Moor BALWYN NORTH 3104 (REI)

Agent Comments

 4  3  2

Price: \$2,350,000

Method: Private Sale

Date: 22/09/2025

Property Type: House (Res)



16 Gardenia Rd BALWYN NORTH 3104 (REI)

Agent Comments

 4  3  2

Price: \$2,565,000

Method: Sold Before Auction

Date: 02/08/2025

Property Type: House (Res)

Land Size: 373 sqm approx



1a Viewhill Rd BALWYN NORTH 3104 (REI)

Agent Comments

 5  5  2

Price: \$2,950,000

Method: Private Sale

Date: 17/06/2025

Property Type: House

Land Size: 504 sqm approx

Account - Barry Plant | P: 03 9842 8888