

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 YARRBAT AVENUE, BALWYN, VIC 3103

Indicative selling price

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

Price Range:

\$2,950,000 to \$3,245,000

Median sale price

Median price

\$3,120,000

Property type

House

Suburb

BALWYN

Period

01 January 2025 to 31 March 2025

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3 KELBA ST, BALWYN NORTH, VIC 3104	\$3,050,000	16/05/2025
8 WYNYARD CRES, BALWYN NORTH, VIC 3104	\$3,038,000	16/12/2024
19-21 CARRIGAL ST, BALWYN, VIC 3103	\$3,000,000	17/05/2025

This Statement of Information was prepared on:

28/05/2025