# 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

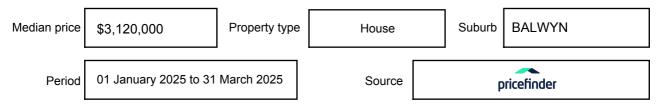
# Indicative selling price

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

Price Range:

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

#### Median sale price



### **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

