

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

33 Gardenia Road, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$2,100,000

&

\$2,300,000

Median sale price

Median price

\$2,300,000

Property Type

House

Suburb

Balwyn North

Period - From

30/06/2024

to

29/06/2025

Source

Property Data

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	17 Caladenia Cirt DONCASTER 3108	\$2,105,000	24/05/2025
2	6a Landen Av BALWYN NORTH 3104	\$2,150,000	24/05/2025
3	4 Thea Av BALWYN NORTH 3104	\$2,250,000	23/02/2025

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:

30/06/2025 12:32



4 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
30/06/2024 - 29/06/2025: \$2,300,000

Comparable Properties



17 Caladenia Cirt DONCASTER 3108 (REI)

Agent Comments

4 4 2

Price: \$2,105,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)



6a Landen Av BALWYN NORTH 3104 (REI)

Agent Comments

4 3 3

Price: \$2,150,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)



4 Thea Av BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 3 2

Price: \$2,250,000
Method: Private Sale
Date: 23/02/2025
Property Type: Townhouse (Single)
Land Size: 297 sqm approx