

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

38 Frederick Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$3,700,000

&

\$3,900,000

Median sale price

Median price \$3,000,000

Property Type House

Suburb Balwyn

Period - From 04/07/2024

to

03/07/2025

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	20 Wentworth Av CANTERBURY 3126	\$3,868,000	17/05/2025
2	4 Salisbury St BALWYN 3103	\$3,850,000	27/03/2025
3	24 Weybridge St SURREY HILLS 3127	\$3,770,000	15/03/2025

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:

04/07/2025 10:24



5 3 2

Property Type: House (Res)
Land Size: 674 sqm approx
Agent Comments

Indicative Selling Price
\$3,700,000 - \$3,900,000
Median House Price
04/07/2024 - 03/07/2025: \$3,000,000

Comparable Properties



20 Wentworth Av CANTERBURY 3126 (REI/VG)

Agent Comments

5 4 3

Price: \$3,868,000
Method: Private Sale
Date: 17/05/2025
Property Type: House
Land Size: 559 sqm approx



4 Salisbury St BALWYN 3103 (REI)

Agent Comments

5 2 2

Price: \$3,850,000
Method: Private Sale
Date: 27/03/2025
Property Type: House
Land Size: 800 sqm approx



24 Weybridge St SURREY HILLS 3127 (REI/VG)

Agent Comments

5 2 2

Price: \$3,770,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 780 sqm approx