

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

4 June Avenue, Balwyn North Vic 3104

Indicative selling price

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

Single price

\$2,600,000

Median sale price

Median price

\$2,240,000

Property Type

House

Suburb

Balwyn North

Period - From

01/10/2024

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	4 Sylvan St BALWYN NORTH 3104	\$2,610,000	30/10/2025
2	7 Gould St BALWYN NORTH 3104	\$2,656,000	11/10/2025
3	16 Wynyard Cr BALWYN NORTH 3104	\$2,880,000	11/10/2025

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:

24/11/2025 10:38

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Indicative Selling Price
\$2,600,000

Median House Price
Year ending September 2025: \$2,240,000



3 1 3

Property Type: House
Land Size: 922 sqm approx
Agent Comments

Comparable Properties



4 Sylvan St BALWYN NORTH 3104 (REI)

Agent Comments

3 1 2

Price: \$2,610,000
Method: Private Sale
Date: 30/10/2025
Property Type: House (Res)
Land Size: 929 sqm approx



7 Gould St BALWYN NORTH 3104 (REI)

Agent Comments

5 3 6

Price: \$2,656,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 780 sqm approx



16 Wynyard Cr BALWYN NORTH 3104 (REI)

Agent Comments

4 3 2

Price: \$2,880,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 1116 sqm approx