

# 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 5/2a Brenbeal Street, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$475,000

### Median sale price

Median price \$871,500

Property Type Unit

Suburb Balwyn

Period - From 01/01/2024

to 31/12/2024

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	2/23 Gordon St BALWYN 3103	\$470,000	22/10/2024
2	5/1 Bevan St BALWYN 3103	\$485,000	06/09/2024
3	41/2a Kireep Rd BALWYN 3103	\$490,000	21/06/2024

**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:

11/03/2025 15:26

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2 1 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$475,000  
**Median Unit Price**  
Year ending December 2024: \$871,500

## Comparable Properties

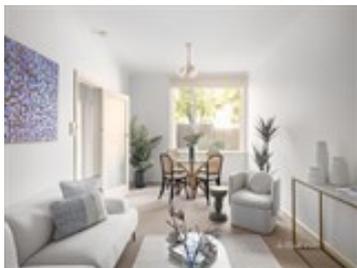


**2/23 Gordon St BALWYN 3103 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 22/10/2024  
**Property Type:** Unit



**5/1 Bevan St BALWYN 3103 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 06/09/2024  
**Property Type:** Apartment



**41/2a Kireep Rd BALWYN 3103 (VG)**

**Agent Comments**

2 - -

**Price:** \$490,000  
**Method:** Sale  
**Date:** 21/06/2024  
**Property Type:** Retirement Village Complex  
**Land Size:** 81 sqm approx

**Account - The Agency Victoria** | P: 03 8578 0388



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