

## 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 BELMORE ROAD BALWYN NORTH VIC 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,600,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,350,000

Property type

House

Suburb

Balwyn North

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

### 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 6 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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 6 LIBRA STREET BALWYN NORTH VIC 3104     | \$1,655,000 | 14-Jun-25 |
| 133 DONCASTER ROAD BALWYN NORTH VIC 3104 | \$1,560,000 | 20-Sep-25 |
| 21 DONCASTER ROAD BALWYN NORTH VIC 3104  | \$1,750,000 | 14-Jun-25 |

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 6 months.~~

This Statement of Information was prepared on: 10 November 2025



**6 LIBRA STREET BALWYN NORTH  
VIC 3104**

3 2 2

Sold Price

**\$1,655,000**

Sold Date

**14-Jun-25**

Distance

**1.73km**



**133 DONCASTER ROAD BALWYN  
NORTH VIC 3104**

4 1 2

Sold Price

<sup>RS</sup> **\$1,560,000**

Sold Date

**20-Sep-25**

Distance

**1.36km**



**21 DONCASTER ROAD BALWYN  
NORTH VIC 3104**

3 1 1

Sold Price

**\$1,750,000**

Sold Date

**14-Jun-25**

Distance

**0.9km**

RS = Recent sale

UN = Undisclosed Sale

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