

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 Vicars Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$4,800,000

&

\$5,280,000

Median sale price

Median price \$2,260,000

Property Type House

Suburb Balwyn North

Period - From 01/07/2024

to

30/06/2025

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	163 Maud St BALWYN NORTH 3104	\$5,600,000	13/06/2025
2	3 Alandale Av BALWYN 3103	\$4,806,000	12/04/2025
3	52 Tannock St BALWYN NORTH 3104	\$4,998,000	07/04/2025

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:

25/08/2025 10:16

5 Vicars Street, Balwyn North Vic 3104



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Indicative Selling Price

\$4,800,000 - \$5,280,000

Median House Price

Year ending June 2025: \$2,260,000



5 4 2

Property Type: House (Res)

Land Size: 747 sqm approx

Agent Comments

Comparable Properties



163 Maud St BALWYN NORTH 3104 (REI)

Agent Comments

5 5 6

Price: \$5,600,000

Method: Private Sale

Date: 13/06/2025

Property Type: House (Res)

Land Size: 717 sqm approx



3 Alandale Av BALWYN 3103 (REI)

Agent Comments

5 5 2

Price: \$4,806,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Land Size: 686 sqm approx



52 Tannock St BALWYN NORTH 3104 (REI/VG)

Agent Comments

5 5 2

Price: \$4,998,000

Method: Private Sale

Date: 07/04/2025

Property Type: House (Res)

Land Size: 627 sqm approx

Account - RT Edgar Boroondara



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