

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

51 Sweyn Street, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$1,425,000

Property Type

Townhouse

Suburb

Balwyn North

Period - From

19/09/2024

to

18/09/2025

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	2/4 Bruce St BALWYN 3103	\$2,020,000	05/06/2025
2	6a Landen Av BALWYN NORTH 3104	\$2,150,000	24/05/2025
3	12 Adeney St BALWYN NORTH 3104	\$2,725,000	28/04/2025

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:

19/09/2025 14:44



 4  3  2

Property Type: Townhouse
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,600,000
Median Townhouse Price
19/09/2024 - 18/09/2025: \$1,425,000

Comparable Properties



2/4 Bruce St BALWYN 3103 (REI)

Agent Comments

 4  3  2

Price: \$2,020,000
Method: Private Sale
Date: 05/06/2025
Property Type: Townhouse (Single)



6a Landen Av BALWYN NORTH 3104 (REI/VG)

Agent Comments

 4  3  3

Price: \$2,150,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 328 sqm approx



12 Adeney St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,725,000
Method: Sold Before Auction
Date: 28/04/2025
Property Type: House (Res)
Land Size: 263 sqm approx

Account - Barry Plant | P: 03 9842 8888