

# 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

58 Monash Avenue, Balwyn Vic 3103

### Indicative selling price

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

Range between \$5,900,000

&

\$6,380,000

### Median sale price

Median price \$3,000,000

Property Type House

Suburb Balwyn

Period - From 06/06/2024

to

05/06/2025

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 | 36 Stanley Gr CANTERBURY 3126  | \$6,176,000 | 17/05/2025   |
| 2 | 14 Boston Rd BALWYN 3103       | \$5,868,000 | 04/04/2025   |
| 3 | 21 Palmer Av BALWYN 3103       | \$5,850,000 | 04/04/2025   |

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:

06/06/2025 01:40



4 2 2

**Property Type:** House (Res)  
**Land Size:** 730 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$5,900,000 - \$6,380,000  
**Median House Price**  
06/06/2024 - 05/06/2025: \$3,000,000

## Comparable Properties



**36 Stanley Gr CANTERBURY 3126 (REI)**

**Agent Comments**

5 4 2

**Price:** \$6,176,000  
**Method:** Auction Sale  
**Date:** 17/05/2025  
**Property Type:** House (Res)  
**Land Size:** 858 sqm approx



**14 Boston Rd BALWYN 3103 (REI)**

**Agent Comments**

4 3 6

**Price:** \$5,868,000  
**Method:** Auction Sale  
**Date:** 04/04/2025  
**Property Type:** House (Res)



**21 Palmer Av BALWYN 3103 (REI)**

**Agent Comments**

5 4 4

**Price:** \$5,850,000  
**Method:** Private Sale  
**Date:** 04/04/2025  
**Property Type:** House  
**Land Size:** 975 sqm approx