

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

7 Nott Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$3,380,000

&

\$3,580,000

Median sale price

Median price \$3,091,000

Property Type House

Suburb Balwyn

Period - From 01/04/2025

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	5 Grant Av BALWYN 3103	\$3,488,000	13/08/2025
2	44 Grosvenor Pde BALWYN 3103	\$3,520,000	26/06/2025
3	38 Sevenoaks St BALWYN 3103	\$3,715,000	31/05/2025

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:

23/09/2025 08:14

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Indicative Selling Price
\$3,380,000 - \$3,580,000

Median House Price
June quarter 2025: \$3,091,000



4 3 2

Property Type: House (Res)
Land Size: 701 sqm approx
Agent Comments

Comparable Properties



5 Grant Av BALWYN 3103 (REI)

Agent Comments

5 3 3

Price: \$3,488,000
Method: Sold Before Auction
Date: 13/08/2025
Property Type: House (Res)
Land Size: 619 sqm approx



44 Grosvenor Pde BALWYN 3103 (REI)

Agent Comments

5 3 2

Price: \$3,520,000
Method: Private Sale
Date: 26/06/2025
Property Type: House



38 Sevenoaks St BALWYN 3103 (REI/VG)

Agent Comments

5 2 2

Price: \$3,715,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 811 sqm approx

Account - RT Edgar Boroondara | P: 88882000