#### 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	7 Nott Street, Balwyn Vic 3103
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$3,380,000	&	\$3,580,000
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#### Median sale price

Median price	\$3,091,000	Pro	perty 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 Grassyoner Rdo RALWYN 3103 \$3,520,000 26/06/2035

2	44 Grosvenor Pae 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





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

**Agent Comments** 

### Comparable Properties



5 Grant Av BALWYN 3103 (REI)

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Price: \$3,488,000

Method: Sold Before Auction

Date: 13/08/2025

**Property Type:** House (Res) **Land Size:** 619 sqm approx

**Agent Comments** 



44 Grosvenor Pde BALWYN 3103 (REI)

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Agent Comments

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





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**Price:** \$3,715,000 **Method:** Auction Sale **Date:** 31/05/2025

**Property Type:** House (Res) **Land Size:** 811 sqm approx

Agent Comments







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