

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 Trentwood Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,550,000

&

\$1,600,000

Median sale price

Median price \$2,150,000

Property Type House

Suburb Balwyn North

Period - From 01/07/2025

to

30/09/2025

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	15 Jocelyn Av BALWYN NORTH 3104	\$1,270,000	15/11/2025
2	11 Koonung St BALWYN NORTH 3104	\$1,750,000	01/07/2025
3	152 Mountain View Rd BALWYN NORTH 3104	\$1,600,000	27/06/2025

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:

21/11/2025 17:05



 3  1  1

Property Type: House
Land Size: 675 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,600,000
Median House Price
September quarter 2025: \$2,150,000

Comparable Properties



15 Jocelyn Av BALWYN NORTH 3104 (REI)

Agent Comments

 3  1  1

Price: \$1,270,000
Method: Sold Before Auction
Date: 15/11/2025
Property Type: House
Land Size: 639 sqm approx



11 Koonung St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,750,000
Method: Sold Before Auction
Date: 01/07/2025
Property Type: House (Res)
Land Size: 658 sqm approx



152 Mountain View Rd BALWYN NORTH 3104 (VG)

Agent Comments

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Price: \$1,600,000
Method: Sale
Date: 27/06/2025
Property Type: House (Res)
Land Size: 629 sqm approx

Account - Barry Plant | P: 03 9842 8888