

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

7A Highbury Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$4,800,000

&

\$5,280,000

Median sale price

Median price \$2,260,000

Property Type House

Suburb Balwyn North

Period - From 01/07/2024

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	112 Maud St BALWYN NORTH 3104	\$5,180,000	13/06/2025
2	40 Elliott Av BALWYN 3103	\$5,180,000	22/05/2025
3	52 Tannock St BALWYN NORTH 3104	\$4,998,000	07/04/2025

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:

08/08/2025 12:08



 3  6  4

Property Type: House - Attached
House N.E.C.

Land Size: 616 sqm approx

Agent Comments

Indicative Selling Price

\$4,800,000 - \$5,280,000

Median House Price

Year ending June 2025: \$2,260,000

Comparable Properties



112 Maud St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 6  6  4

Price: \$5,180,000

Method: Private Sale

Date: 13/06/2025

Property Type: House

Land Size: 647 sqm approx



40 Elliott Av BALWYN 3103 (REI)

Agent Comments

 5  5  2

Price: \$5,180,000

Method: Private Sale

Date: 22/05/2025

Property Type: House

Land Size: 668 sqm approx



52 Tannock St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 5  5  2

Price: \$4,998,000

Method: Private Sale

Date: 07/04/2025

Property Type: House (Res)

Land Size: 627 sqm approx

Account - VICPROP | P: 03 8888 1011