

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

8 Birdwood Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$2,446,000

Property Type House

Suburb Balwyn

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	1/1 Henry St BALWYN 3103	\$1,600,000	14/10/2025
2	62 Hartwood St KEW EAST 3102	\$1,500,000	23/08/2025
3	18 Paisley St BALWYN 3103	\$1,600,000	10/05/2025

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:

05/11/2025 10:48

8 Birdwood Street, Balwyn Vic 3103



 3  2  2

Property Type: House
Land Size: 409 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
September quarter 2025: \$2,446,000

Comparable Properties



1/1 Henry St BALWYN 3103 (REI)

Agent Comments

 3  2  2

Price: \$1,600,000
Method: Private Sale
Date: 14/10/2025
Property Type: Townhouse (Single)

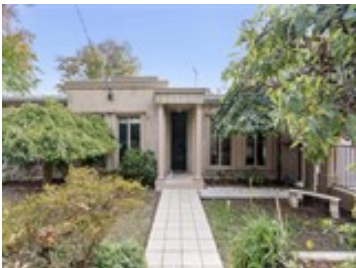


62 Hartwood St KEW EAST 3102 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,500,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 259 sqm approx



18 Paisley St BALWYN 3103 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,600,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 408 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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