

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

5-bedrooms, 4-bathrooms, Powder room, 4-car garage 1-car behind lockable electric gate 735sqm of land 60sq internal size BALWYN NORTH VIC 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$5,800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,302,500

Property type

House

Suburb

Balwyn North

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

163 MAUD STREET BALWYN NORTH VIC 3104	-	13-Jun-25
24 JASERFOLD STREET BALWYN NORTH VIC 3104	\$5,760,000	14-Aug-25
1 GRIEVE STREET BALWYN NORTH VIC 3104	-	07-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 23 October 2025


**163 MAUD STREET BALWYN
NORTH VIC 3104**
 5  5  6

Sold Price

RS - UN

 Sold Date **13-Jun-25**

 Distance **1.38km**

**24 JASERFOLD STREET BALWYN
NORTH VIC 3104**
 4  5  3

Sold Price

\$5,760,000

 Sold Date **14-Aug-25**

 Distance **0.85km**

**1 GRIEVE STREET BALWYN NORTH
VIC 3104**
 6  5  4

Sold Price

RS - UN

 Sold Date **07-Oct-25**

 Distance **1.45km**

**36 TORMEY STREET BALWYN
NORTH VIC 3104**
 5  5  5

Sold Price

\$5,390,000

 Sold Date **16-Dec-24**

 Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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