

# 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

45 Sweyn Street, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,620,000

### Median sale price

Median price \$2,180,000

Property Type House

Suburb Balwyn North

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	45A Sweyn St BALWYN NORTH 3104	\$1,600,000	26/04/2025
2	2/8 Access Rd MONT ALBERT NORTH 3129	\$1,350,000	18/04/2025
3	2/126 Winmalee Rd BALWYN 3103	\$1,821,000	22/02/2025

**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:

07/07/2025 15:02



 3    3    2

**Property Type:** House (Res)

**Land Size:** 325 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,500,000 - \$1,620,000

**Median House Price**

June quarter 2025: \$2,180,000

## Comparable Properties



**45A Sweyn St BALWYN NORTH 3104 (REI/VG)**

**Agent Comments**

 3    3    1

**Price:** \$1,600,000

**Method:** Auction Sale

**Date:** 26/04/2025

**Property Type:** House (Res)

**Land Size:** 380 sqm approx



**2/8 Access Rd MONT ALBERT NORTH 3129 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 18/04/2025

**Property Type:** House

**Land Size:** 301 sqm approx



**2/126 Winmalee Rd BALWYN 3103 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$1,821,000

**Method:** Auction Sale

**Date:** 22/02/2025

**Property Type:** House (Res)

**Land Size:** 306 sqm approx

**Account - Barry Plant** | P: 03 9842 8888