

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

1 Mutual Road, Balwyn North Vic 3104

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 \$2,288,000

Property Type House

Suburb Balwyn North

Period - From 01/04/2024

to 31/03/2025

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	22 Chessell St MONT ALBERT NORTH 3129	\$1,405,000	24/05/2025
2	7 Hawkins Av MONT ALBERT NORTH 3129	\$1,700,000	25/02/2025
3	36 Valda Av MONT ALBERT NORTH 3129	\$1,430,000	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 12:59

1 Mutual Road, Balwyn North Vic 3104



4 bedrooms 2 bathrooms 2 cars

Property Type: House
Land Size: 599 sqm approx
Agent Comments

Mark Read
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Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending March 2025: \$2,288,000

Comparable Properties



22 Chessell St MONT ALBERT NORTH 3129 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$1,405,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 585 sqm approx



7 Hawkins Av MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

4 bedrooms 2 bathrooms 2 cars

Price: \$1,700,000
Method: Sold Before Auction
Date: 25/02/2025
Property Type: House (Res)
Land Size: 646 sqm approx



36 Valda Av MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

4 bedrooms 2 bathrooms 2 cars

Price: \$1,430,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Account - Jellis Craig | P: 98305966



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