

# 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

1/32 Relowe Crescent, Balwyn Vic 3103

### Indicative selling price

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

Single price

\$2,595,000

### Median sale price

Median price

\$2,840,000

Property Type

House

Suburb

Balwyn

Period - From

01/01/2025

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	8a Conway Cr BALWYN 3103	\$2,400,000	23/06/2025
2	41 Hertford Cr BALWYN 3103	\$2,350,000	24/05/2025
3	1a Wellesley St MONT ALBERT 3127	\$2,502,000	13/02/2025

**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:

30/06/2025 12:11



 4  3  2

**Property Type:** House

**Agent Comments**

Mark Read

03 9831 2818

0402 215 841

markread@jellisrcraig.com.au

**Indicative Selling Price**

\$2,595,000

**Median House Price**

March quarter 2025: \$2,840,000

## Comparable Properties



**8a Conway Cr BALWYN 3103 (REI)**

**Agent Comments**

 4  4  2

**Price:** \$2,400,000

**Method:** Private Sale

**Date:** 23/06/2025

**Property Type:** House

**Land Size:** 307 sqm approx



**41 Hertford Cr BALWYN 3103 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$2,350,000

**Method:** Auction Sale

**Date:** 24/05/2025

**Property Type:** House (Res)

**Land Size:** 226 sqm approx



**1a Wellesley St MONT ALBERT 3127 (REI/VG)**

**Agent Comments**

 4  4  2

**Price:** \$2,502,000

**Method:** Sold Before Auction

**Date:** 13/02/2025

**Property Type:** House (Res)

**Land Size:** 313 sqm approx