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

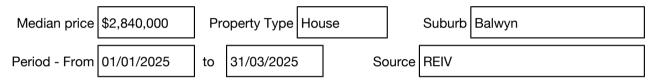
1/32 Relowe Crescent, Balwyn Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the	meaning	of this	price see	consumer.vic.gov.au/underquoting
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Single price \$2,595,000

Median sale price



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.

Add	dress 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.

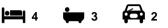
This Statement of Information was prepared on:

30/06/2025 12:11







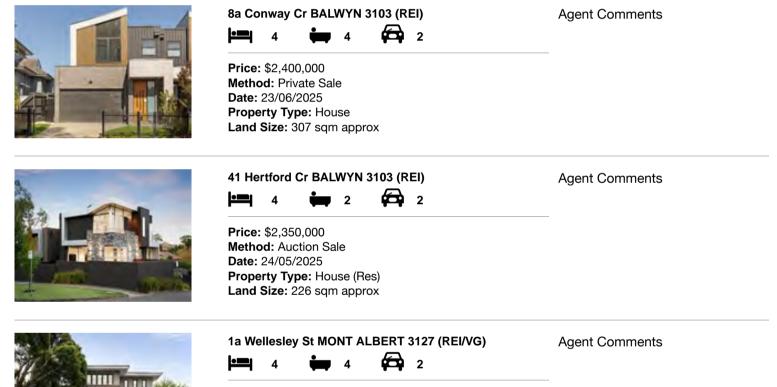


Property Type: House Agent Comments

Mark Read 03 9831 2818 0402 215 841 markread@jelliscraig.com.au

Indicative Selling Price \$2,595,000 Median House Price March quarter 2025: \$2,840,000

Comparable Properties



Price: \$2,502,000 Method: Sold Before Auction Date: 13/02/2025 Property Type: House (Res) Land Size: 313 sqm approx

Account - Jellis Craig | P: 98305966



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