

# 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

15 Fitzgerald Street, Balwyn VIC 3103

### Indicative selling price

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

Range between

\$2,600,000

&

\$2,800,000

### Median sale price

Median price

\$2,888,000

Property Type

House

Suburb

Balwyn

Period - From

18/01/2025

to

17/07/2025

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
27 Olympiad Cr, Box Hill North Vic	\$2,700,000	22/05/2025
12 Adeney St, Balwyn North Vic	\$2,725,000	28/04/2025
87 Victoria Cr, Mont Albert Vic	\$2,761,000	01/03/2025

This Statement of Information was prepared on:

18/07/2025

15 Fitzgerald Street, Balwyn VIC 3103



 4  3  3

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Property Type: House  
Davide Lettieri  
0388624982  
0414 018 707  
davide.letteri@marshallwhite.com.au  
Indicative Selling Price  
\$2,600,000 - \$2,800,000  
Median House Price  
Year ending July 2025: \$2,888,000

## Comparable Properties

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27 Olympiad Cr, Box Hill North Vic

 5  3  4

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Price: \$2,700,000  
Method: Private Sale  
Date: 22/05/2025  
Property Type: House  
Land Size: 627 sqm approx



12 Adeney St, Balwyn North Vic

 4  3  2

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Price: \$2,725,000  
Method: Sold Before Auction  
Date: 28/04/2025  
Property Type: House  
Land Size:



87 Victoria Cr, Mont Albert Vic

 5  2  2

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Price: \$2,761,000  
Method: Auction Sale  
Date: 01/03/2025  
Property Type: House  
Land Size: 608 sqm approx

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Account - Marshall White - Hawthorn | P: 98229999