

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

38 Frederick Street, Balwyn Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,950,000

&

\$4,200,000

Median sale price

Median price \$3,091,000

Property Type House

Suburb Balwyn

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	6 Victor Av KEW 3101	\$4,050,000	07/06/2025
2	38 Jacka St BALWYN NORTH 3104	\$4,220,000	21/05/2025
3	1 Nott St BALWYN 3103	\$4,192,500	05/04/2025

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:

08/08/2025 14:04



5 4 2

Property Type: House (Res)
Land Size: 674 sqm approx
Agent Comments

Indicative Selling Price
\$3,950,000 - \$4,200,000
Median House Price
June quarter 2025: \$3,091,000

Comparable Properties



6 Victor Av KEW 3101 (REI)

Agent Comments

6 3 3

Price: \$4,050,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 652 sqm approx



38 Jacka St BALWYN NORTH 3104 (REI/VG)

Agent Comments

5 3 4

Price: \$4,220,000
Method: Sold Before Auction
Date: 21/05/2025
Property Type: House (Res)
Land Size: 996 sqm approx



1 Nott St BALWYN 3103 (VG)

Agent Comments

6 - -

Price: \$4,192,500
Method: Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 702 sqm approx