

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

3/1 Gardenia Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$990,000

&

\$1,080,000

Median sale price

Median price \$1,398,500

Property Type Townhouse

Suburb Balwyn North

Period - From 29/07/2024

to

28/07/2025

Source Property Data

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 | 2/17 High St DONCASTER 3108 | \$990,000 | 21/06/2025 |
| 2 | 4/60 Sweyn St BALWYN NORTH 3104 | \$1,035,000 | 05/05/2025 |
| 3 | 3/60 Sweyn St BALWYN NORTH 3104 | \$1,050,000 | 26/04/2025 |

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:

29/07/2025 16:40



3 3 1

Property Type: Townhouse

Land Size: 194 sqm approx

Agent Comments

Indicative Selling Price

\$990,000 - \$1,080,000

Median Townhouse Price

29/07/2024 - 28/07/2025: \$1,398,500

Comparable Properties



2/17 High St DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$990,000

Method: Auction Sale

Date: 21/06/2025

Property Type: Townhouse (Res)

Land Size: 179 sqm approx



4/60 Sweyn St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 2 2

Price: \$1,035,000

Method: Private Sale

Date: 05/05/2025

Property Type: Townhouse (Res)



3/60 Sweyn St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 2 2

Price: \$1,050,000

Method: Auction Sale

Date: 26/04/2025

Property Type: Townhouse (Res)

Account - VICPROP | P: 03 8888 1011