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 15 Kalonga Road, Balwyn North Vic 3104 Including suburb and postcode

Indicative selling price

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

Range between \$1,780,000 \$1,880,000 &

Median sale price

Median price	\$2,305,000	Pro	perty Type	House		Suburb	Balwyn North
Period - From	15/07/2024	to	14/07/2025		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

Add	dress of comparable property	Price	Date of sale
1	12 Fay St BALWYN NORTH 3104	\$1,852,000	15/05/2025
2	103 Greythorn Rd BALWYN NORTH 3104	\$1,780,888	08/04/2025
3	45 Clifton St BALWYN NORTH 3104	\$1,780,000	05/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/07/2025 13:21











Property Type: House Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price \$1,780,000 - \$1,880,000 **Median House Price** 15/07/2024 - 14/07/2025: \$2,305,000

Comparable Properties



12 Fay St BALWYN NORTH 3104 (REI/VG)









Price: \$1,852,000

Method: Sold Before Auction

Date: 15/05/2025

Property Type: House (Res) Land Size: 752 sqm approx

Agent Comments



103 Greythorn Rd BALWYN NORTH 3104 (REI)









Agent Comments

Price: \$1,780,888

Method: Sold Before Auction

Date: 08/04/2025

Property Type: House (Res) Land Size: 997 sqm approx

45 Clifton St BALWYN NORTH 3104 (REI/VG)

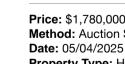








Agent Comments



Price: \$1,780,000 Method: Auction Sale

Property Type: House (Res) Land Size: 601 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



