

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

2/52 Maud Street, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$1,115,000

Property Type

Unit

Suburb

Balwyn North

Period - From

01/07/2024

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	5/58 Harp Rd KEW 3101	\$862,000	19/06/2025
2	7/216 Belmore Rd BALWYN 3103	\$765,000	12/04/2025
3	1/31 Rangeview Gr BALWYN NORTH 3104	\$826,000	22/02/2025

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:

23/07/2025 10:52



2 1 1

Rooms: 4

Property Type: Unit

Land Size: 1075 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$820,000

Median Unit Price

Year ending June 2025: \$1,115,000

Comparable Properties



5/58 Harp Rd KEW 3101 (REI)

Agent Comments

2 1 1

Price: \$862,000

Method: Sold Before Auction

Date: 19/06/2025

Property Type: Unit



7/216 Belmore Rd BALWYN 3103 (REI/VG)

Agent Comments

2 1 1

Price: \$765,000

Method: Private Sale

Date: 12/04/2025

Property Type: Apartment



1/31 Rangeview Gr BALWYN NORTH 3104 (REI/VG)

Agent Comments

2 1 1

Price: \$826,000

Method: Auction Sale

Date: 22/02/2025

Property Type: Unit

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133