Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2/52 Maud Street, 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 \$750,000	&	\$820,000
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Median sale price

Median price	\$1,115,000	Pro	perty Type U	Jnit		Suburb	Balwyn North
Period - From	01/07/2024	to	30/06/2025	s	ource	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

Add	dress 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 comparableproperties 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









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)

Price: \$862,000

Method: Sold Before Auction

Date: 19/06/2025 Property Type: Unit **Agent Comments**



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

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Agent Comments

Agent Comments

Price: \$765,000 Method: Private Sale Date: 12/04/2025

Property Type: Apartment



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

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





Price: \$826,000 Method: Auction Sale Date: 22/02/2025 Property Type: Unit





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