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

13 The Boulevard, Balwyn North Vic 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$1,600,000		&		\$1,700,000				
Median sale price									
Median price	\$2,260,000	Pro	Property Type H		House		Suburb	Balwyn North	
Period - From	01/07/2024	to	30/06/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	6 Libra St BALWYN NORTH 3104	\$1,655,000	14/06/2025
2	16 Taurus St BALWYN NORTH 3104	\$1,710,000	12/05/2025
3			

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:

15/07/2025 10:39







Property Type: House **Land Size:** 731 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price Year ending June 2025: \$2,260,000

Comparable Properties

6 Libra St BALWYN NORTH 3104 (REI) ■ 3 ■ 2 ○ 2 2 Price: \$1,655,000 Method: Auction Sale Date: 14/06/2025 Property Type: House (Res) Land Size: 697 sqm approx	Agent Comments	
16 Taurus St BALWYN NORTH 3104 (REI/VG) 3 2 2 2 Price: \$1,710,000 Method: Sold Before Auction Date: 12/05/2025 Property Type: House (Res) Land Size: 698 sqm approx	Agent Comments	

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.

Account - Marshall White | P: 03 9822 9999



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