

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

2/364 DONCASTER ROAD BALWYN NORTH VIC 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

Unit

Suburb

Balwyn North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

3/60 SWEYN STREET BALWYN NORTH VIC 3104	\$1,050,000	26-Apr-25
4/60 SWEYN STREET BALWYN NORTH VIC 3104	\$1,035,000	07-May-25
2/87 TANNOCK STREET BALWYN NORTH VIC 3104	\$970,000	31-May-25

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 6 months.

This Statement of Information was prepared on: 19 July 2025

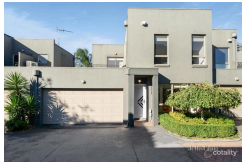


3/60 SWEYN STREET BALWYN NORTH VIC 3104

3 2 2

Sold Price **\$1,050,000** Sold Date **26-Apr-25**

Distance **0.6km**



4/60 SWEYN STREET BALWYN NORTH VIC 3104

3 2 2

Sold Price **\$1,035,000** Sold Date **07-May-25**

Distance **0.6km**



2/87 TANNOCK STREET BALWYN NORTH VIC 3104

2 2 1

Sold Price ^{RS} **\$970,000** ^{UN} Sold Date **31-May-25**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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