

# 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

3/32 Relowe Crescent, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,000,000

&

\$2,200,000

### Median sale price

Median price \$2,910,000

Property Type House

Suburb Balwyn

Period - From 04/08/2024

to

03/08/2025

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	Price	Date of sale
1	8a Conway Cr BALWYN 3103	\$2,400,000	23/06/2025
2	41 Hertford Cr BALWYN 3103	\$2,350,000	24/05/2025
3	4 Thea Av BALWYN NORTH 3104	\$2,250,000	23/02/2025

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:

04/08/2025 11:53

3/32 Relowe Crescent, Balwyn Vic 3103

JellisCraig



5 3 2

**Rooms:** 8  
**Property Type:** House  
**Agent Comments**

Mark Read  
03 9831 2818  
0402 215 841  
markread@jelliscraig.com.au

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000

**Median House Price**  
04/08/2024 - 03/08/2025: \$2,910,000

## Comparable Properties



8a Conway Cr BALWYN 3103 (REI)

**Agent Comments**

4 4 2

**Price:** \$2,400,000  
**Method:** Private Sale  
**Date:** 23/06/2025  
**Property Type:** House  
**Land Size:** 307 sqm approx



41 Hertford Cr BALWYN 3103 (REI)

**Agent Comments**

4 2 2

**Price:** \$2,350,000  
**Method:** Auction Sale  
**Date:** 24/05/2025  
**Property Type:** House (Res)  
**Land Size:** 226 sqm approx



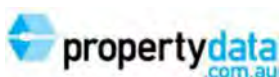
4 Thea Av BALWYN NORTH 3104 (REI/VG)

**Agent Comments**

4 3 2

**Price:** \$2,250,000  
**Method:** Private Sale  
**Date:** 23/02/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 297 sqm approx

**Account** - Jellis Craig | P: 98305966



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