

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 2/43 Sutton Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

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	2/229 Doncaster Rd BALWYN NORTH 3104	\$1,303,888	05/07/2025
2	2/110 Belmore Rd BALWYN 3103	\$1,280,000	23/05/2025
3	4/16 Carrigal St BALWYN 3103	\$1,252,000	16/04/2025

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: 14/07/2025 10:03



3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

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

Comparable Properties



2/229 Doncaster Rd BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$1,303,888

Method: Private Sale

Date: 05/07/2025

Property Type: House



2/110 Belmore Rd BALWYN 3103 (REI)

Agent Comments

3 2 2

Price: \$1,280,000

Method: Sold Before Auction

Date: 23/05/2025

Property Type: Townhouse (Res)



4/16 Carrigal St BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$1,252,000

Method: Auction Sale

Date: 16/04/2025

Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999