

# 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](http://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