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	59 Rochester Road, Balwyn Vic 3103
Including suburb and	•
postcode	

Indicative selling price

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

Range between	\$2,600,000	&	\$2,850,000
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Median sale price

Median price	\$3,091,000	Pro	perty Type	House		Suburb	Balwyn
Period - From	01/04/2025	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

Add	dress of comparable property	Price	Date of sale
1	204 Mont Albert Rd SURREY HILLS 3127	\$2,701,888	05/07/2025
2	33 Percy St BALWYN 3103	\$2,888,000	01/07/2025
3	5 Reid St BALWYN 3103	\$2,868,800	05/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/07/2025 13:26



Nelson Alexander









Property Type:

Divorce/Estate/Family Transfers Land Size: 598 sqm approx

Agent Comments

Indicative Selling Price \$2,600,000 - \$2,850,000 **Median House Price** June quarter 2025: \$3,091,000

Comparable Properties



204 Mont Albert Rd SURREY HILLS 3127 (REI)

Price: \$2,701,888 Method: Auction Sale

Property Type: House (Res) Land Size: 663 sqm approx

Agent Comments



33 Percy St BALWYN 3103 (REI)

Date: 05/07/2025

Agent Comments

Price: \$2,888,000 Method: Private Sale Date: 01/07/2025 Property Type: House Land Size: 642 sqm approx



5 Reid St BALWYN 3103 (REI)

Agent Comments

Price: \$2,868,800 Method: Private Sale Date: 05/05/2025

Property Type: House (Res) Land Size: 651 sqm approx

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408





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