

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

62a Bulleen Road, Balwyn North Vic 3104

Indicative selling price

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

Single price

\$1,895,000

Median sale price

Median price

\$2,300,000

Property Type

House

Suburb

Balwyn North

Period - From

21/06/2024

to

20/06/2025

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	5 Hillview Rd BALWYN NORTH 3104	\$1,565,000	01/02/2025
2	10a KENNY St BALWYN NORTH 3104	\$2,025,000	23/04/2025
3	134a Maud St BALWYN NORTH 3104	\$1,988,000	26/03/2025

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:

21/06/2025 17:08



4 2 2

Property Type: House
Land Size: 337 sqm approx
Agent Comments

Indicative Selling Price
\$1,895,000
Median House Price
21/06/2024 - 20/06/2025: \$2,300,000

Comparable Properties

5 Hillview Rd BALWYN NORTH 3104 (REI)

Agent Comments

- - -

Price: \$1,565,000
Method:
Date: 01/02/2025
Property Type: House



10a KENNY St BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$2,025,000
Method: Private Sale
Date: 23/04/2025
Property Type: House (Res)
Land Size: 548 sqm approx



134a Maud St BALWYN NORTH 3104 (REI)

Agent Comments

4 4 2

Price: \$1,988,000
Method: Sold Before Auction
Date: 26/03/2025
Property Type: Townhouse (Res)
Land Size: 344 sqm approx