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	62a Bulleen Road, Balwyn North Vic 3104
Including suburb and	
postcode	

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	Pro	perty 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

Add	dress 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 comparableproperties 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











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)







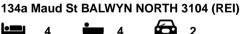


Agent Comments

Price: \$2,025,000 Method: Private Sale Date: 23/04/2025

Property Type: House (Res) Land Size: 548 sqm approx





Agent Comments

Price: \$1,988,000

Method: Sold Before Auction

Date: 26/03/2025

Property Type: Townhouse (Res) Land Size: 344 sqm approx

Account - Heavyside



