

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

2/32 Relowe Crescent, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$2,910,000

Property Type House

Suburb Balwyn

Period - From 24/07/2024

to

23/07/2025

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	8a Conway Cr BALWYN 3103	\$2,400,000	23/06/2025
2	41 Hertford Cr BALWYN 3103	\$2,350,000	24/05/2025
3			

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:

24/07/2025 13:20

Mark Read
03 9831 2818
0402 215 841
markread@jelliscraig.com.au

 4  3  2

Rooms: 8
Property Type: House
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
24/07/2024 - 23/07/2025: \$2,910,000

Comparable Properties



8a Conway Cr BALWYN 3103 (REI)

Agent Comments

 4  4  2

Price: \$2,400,000
Method: Private Sale
Date: 23/06/2025
Property Type: House
Land Size: 307 sqm approx



41 Hertford Cr BALWYN 3103 (REI)

Agent Comments

 4  2  2

Price: \$2,350,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 226 sqm approx

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.

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24/07/2025 13:28

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03 9831 2818
0402 215 841
markread@jelliscraig.com.au

 4  3  2

Rooms: 8
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Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
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Comparable Properties



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