

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

15A Kenny Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,680,000

&

\$1,780,000

Median sale price

Median price \$2,305,000

Property Type House

Suburb Balwyn North

Period - From 09/07/2024

to

08/07/2025

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	4/198 Belmore Rd BALWYN 3103	\$1,720,000	27/04/2025
2	2b Don St BALWYN NORTH 3104	\$1,780,000	29/03/2025
3	1/15 Albury Rd BALWYN NORTH 3104	\$1,780,000	17/02/2025

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:

09/07/2025 15:02

15A Kenny Street, Balwyn North Vic 3104



4 2 2

Rooms: 7
Property Type: Townhouse (Res)
Land Size: 304 sqm approx
Agent Comments

Indicative Selling Price
\$1,680,000 - \$1,780,000
Median House Price
09/07/2024 - 08/07/2025: \$2,305,000

Comparable Properties



4/198 Belmore Rd BALWYN 3103 (REI)

Agent Comments

5 3 2

Price: \$1,720,000
Method: Private Sale
Date: 27/04/2025
Property Type: Townhouse (Single)



2b Don St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 2 2

Price: \$1,780,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 284 sqm approx



1/15 Albury Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 3 2

Price: \$1,780,000
Method: Sold Before Auction
Date: 17/02/2025
Property Type: Townhouse (Res)

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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