

# 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

17 Northcote Avenue, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$2,195,000

### Median sale price

Median price

\$2,850,000

Property Type

House

Suburb

Balwyn

Period - From

01/04/2024

to

31/03/2025

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	Price	Date of sale
1	161 Gordon St BALWYN 3103	\$2,172,000	22/02/2025
2			
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:

07/07/2025 11:08



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**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$2,195,000

**Median House Price**  
Year ending March 2025: \$2,850,000

## Comparable Properties



**161 Gordon St BALWYN 3103 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$2,172,000  
**Method:** Auction Sale  
**Date:** 22/02/2025  
**Property Type:** House (Res)  
**Land Size:** 366 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.