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

25 Tivey Parade, Balwyn Vic 3103

Indicative selling price

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

Range between | $1,300,000 | & | $1,400,000

Median sale price

Median price | $3,091,000 | Property Type | House | Suburb | Balwyn

Period - From | 01/04/2025 | to | 30/06/2025 | 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	1/5 King St BALWYN 3103	$1,230,000	31/05/2025
2	2/38 Nungerner St BALWYN 3103	$1,356,000	15/03/2025
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: | 14/07/2025 11:32

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25 Tivey Parade, Balwyn Vic 3103

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Property Type:

Agent Comments

Comparable Properties

1/5 King St BALWYN 3103 (REI)

🛏️ 2   🛁 2   🚗 1

Price: $1,230,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)

Agent Comments

2/38 Nungerner St BALWYN 3103 (REI/VG)

🛏️ 3   🛁 2   🚗 2

Price: $1,356,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Res)

Agent Comments

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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