

# 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

282-284 Balwyn Road, Balwyn North Vic 3104

### Indicative selling price

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

Range between \$3,050,000

&

\$3,250,000

### Median sale price

Median price \$2,288,000

Property Type House

Suburb Balwyn North

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	57 Tuxen St BALWYN NORTH 3104	\$3,100,000	10/05/2025
2	3 Grieve St BALWYN NORTH 3104	\$3,210,000	18/03/2025
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:

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Nick O'Halloran  
03 9810 5000  
0430 345 086

NickOHalloran@jellisrcraig.com.au

**Indicative Selling Price**

\$3,050,000 - \$3,250,000

**Median House Price**

Year ending March 2025: \$2,288,000



**Property Type:** House  
**Land Size:** 1226 sqm approx  
**Agent Comments**

## Comparable Properties



**57 Tuxen St BALWYN NORTH 3104 (REI)**

**Agent Comments**



**Price:** \$3,100,000  
**Method:** Auction Sale  
**Date:** 10/05/2025  
**Property Type:** House (Res)  
**Land Size:** 1011 sqm approx



**3 Grieve St BALWYN NORTH 3104 (REI)**

**Agent Comments**



**Price:** \$3,210,000  
**Method:** Private Sale  
**Date:** 18/03/2025  
**Property Type:** House (Res)  
**Land Size:** 1347 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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