

# 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

15 Fitzgerald Street, Balwyn VIC 3103

### Indicative selling price

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

Range between

\$2,500,000

&

\$2,700,000

### Median sale price

Median price

\$2,888,000

Property Type

House

Suburb

Balwyn

Period - From

05/02/2025

to

04/08/2025

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

- 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.

Address of comparable property	Price	Date of sale
26 Kalonga Rd, Balwyn North Vic	\$2,650,000	11/07/2025

This Statement of Information was prepared on:

05/08/2025

15 Fitzgerald Street, Balwyn VIC 3103



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Property Type: House

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Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

Year ending August 2025: \$2,888,000

## Comparable Properties



26 Kalonga Rd, Balwyn North Vic

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Price: \$2,650,000

Method: Private Sale

Date: 11/07/2025

Property Type: House

Land Size:

Account - Marshall White - Hawthorn | P: 98229999