

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

7/60 Sweyn Street, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$950,000

&

\$1,000,000

Median sale price

Median price

\$1,200,000

Property Type

Unit

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	2/17 High St DONCASTER 3108	\$990,000	21/06/2025
2	4/60 Sweyn St BALWYN NORTH 3104	\$1,035,000	05/05/2025
3	3/60 Sweyn St BALWYN NORTH 3104	\$1,050,000	26/04/2025

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:

01/07/2025 12:43

7/60 Sweyn Street, Balwyn North Vic 3104

**Jellis
Craig**

Nick O'Halloran
03 9810 5000
0430 345 086

NickOHalloran@jellisrcraig.com.au

Indicative Selling Price

\$950,000 - \$1,000,000

Median Unit Price

Year ending March 2025: \$1,200,000



3 2 2

Rooms: 5

Property Type: Townhouse
(Single)

Land Size: 193 sqm approx

Agent Comments

Comparable Properties



2/17 High St DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$990,000

Method: Auction Sale

Date: 21/06/2025

Property Type: Townhouse (Res)

Land Size: 179 sqm approx



4/60 Sweyn St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 2 2

Price: \$1,035,000

Method: Private Sale

Date: 05/05/2025

Property Type: Townhouse (Res)



3/60 Sweyn St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 2 2

Price: \$1,050,000

Method: Auction Sale

Date: 26/04/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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