

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

26 Kalonga Road, Balwyn North Vic 3104

Indicative selling price

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

Single price

\$2,680,000

Median sale price

Median price

\$2,394,444

Property Type

House

Suburb

Balwyn North

Period - From

01/01/2025

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	12 Adeney St BALWYN NORTH 3104	\$2,725,000	28/04/2025
2	22 Westminster St BALWYN 3103	\$2,500,000	14/03/2025
3	1a Wellesley St MONT ALBERT 3127	\$2,502,000	13/02/2025

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:

21/06/2025 13:03



4 4 2

Property Type: House
Agent Comments

Indicative Selling Price
\$2,680,000
Median House Price
March quarter 2025: \$2,394,444

Comparable Properties



12 Adeney St BALWYN NORTH 3104 (REI)

Agent Comments

4 3 2

Price: \$2,725,000
Method: Sold Before Auction
Date: 28/04/2025
Property Type: House (Res)



22 Westminster St BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$2,500,000
Method: Sold Before Auction
Date: 14/03/2025
Property Type: House (Res)
Land Size: 695 sqm approx



1a Wellesley St MONT ALBERT 3127 (REI/VG)

Agent Comments

4 4 2

Price: \$2,502,000
Method: Sold Before Auction
Date: 13/02/2025
Property Type: House (Res)
Land Size: 313 sqm approx

Account - Marshall White | P: 03 9822 9999