

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

20 Doncaster Road, Balwyn North VIC 3104

Indicative selling price

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

Range between

\$2,250,000

&

\$2,450,000

Median sale price

Median price

\$2,288,000

Property Type

House

Suburb

Balwyn North

Period - From

04/12/2024

to

03/06/2025

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
104 Doncaster Rd, Balwyn North Vic	\$2,210,000	07/03/2025
60 The Boulevard , Balwyn North Vic	\$2,300,000	20/02/2025

This Statement of Information was prepared on:

04/06/2025