

# 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

3/28 Northcote Avenue, 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 \$740,000 & \$790,000

### Median sale price

Median price \$683,000 Property Type Unit Suburb Balwyn

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	7/216 Belmore Rd BALWYN 3103	\$765,000	12/04/2025
2	3/56 Windsor Cr SURREY HILLS 3127	\$760,000	12/04/2025
3	210/201 Whitehorse Rd BALWYN 3103	\$751,000	18/03/2025

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:

18/06/2025 17:16

3/28 Northcote Avenue, Balwyn Vic 3103



2 1 1

**Rooms:** 4

**Property Type:** Unit

**Agent Comments**

Campbell Ward

03 9810 5070

0402 124 939

[campbellward@jellisrcraig.com.au](mailto:campbellward@jellisrcraig.com.au)

**Indicative Selling Price**

\$740,000 - \$790,000

**Median Unit Price**

March quarter 2025: \$683,000

## Comparable Properties



**7/216 Belmore Rd BALWYN 3103 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$765,000

**Method:** Private Sale

**Date:** 12/04/2025

**Property Type:** Apartment



**3/56 Windsor Cr SURREY HILLS 3127 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$760,000

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** Apartment



**210/201 Whitehorse Rd BALWYN 3103 (REI/VG)**

**Agent Comments**

2 2 2

**Price:** \$751,000

**Method:** Private Sale

**Date:** 18/03/2025

**Property Type:** Apartment

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



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