## 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	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$740,000		&		\$790,000			
Median sale p	rice							
Median price	\$683,000	Pro	operty Type	Unit			Suburb	Balwyn
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress 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



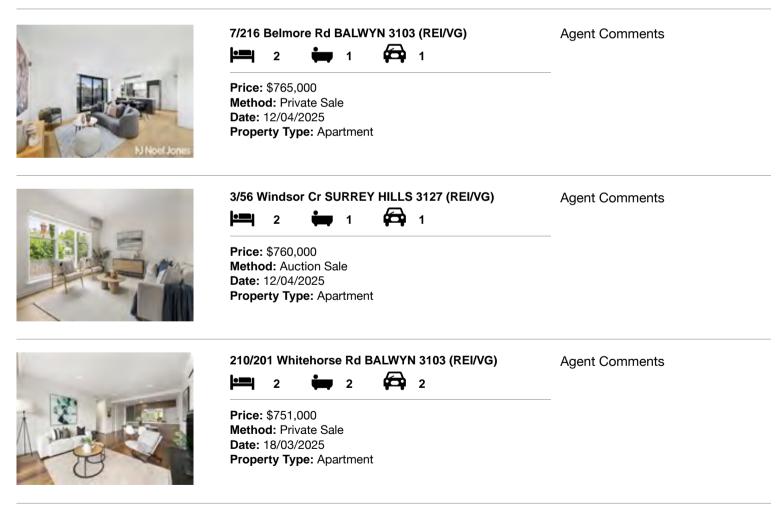




Rooms: 4 Property Type: Unit Agent Comments Campbell Ward 03 9810 5070 0402 124 939 campbellward@jelliscraig.com.au

> Indicative Selling Price \$740,000 - \$790,000 Median Unit Price March quarter 2025: \$683,000

# **Comparable Properties**



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



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