

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

2/26a Brenbeal Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,930,000

&

\$2,100,000

Median sale price

Median price \$2,840,000

Property Type House

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	10a KENNY St BALWYN NORTH 3104	\$2,025,000	23/04/2025
2	2/126 Winmalee Rd BALWYN 3103	\$1,821,000	22/02/2025
3	24a Nott St BALWYN 3103	\$1,980,000	07/02/2025

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:

17/06/2025 13:16



 3  2  2

Rooms: 7
Property Type: House
Land Size: 420 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,930,000 - \$2,100,000
Median House Price
March quarter 2025: \$2,840,000

Comparable Properties



10a KENNY St BALWYN NORTH 3104 (REI)

[Agent Comments](#)

 4  2  2

Price: \$2,025,000
Method: Private Sale
Date: 23/04/2025
Property Type: House (Res)
Land Size: 548 sqm approx



2/126 Winmalee Rd BALWYN 3103 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,821,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 306 sqm approx



24a Nott St BALWYN 3103 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,980,000
Method: Sold Before Auction
Date: 07/02/2025
Property Type: Townhouse (Res)
Land Size: 475 sqm approx

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