Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	1/36 Northcote Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between	\$700,000	&	\$770,000
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Median sale price

Median price	\$828,250	Pro	perty Type Un	it		Suburb	Balwyn
Period - From	01/07/2024	to	30/06/2025	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	6/23-25 Ross St SURREY HILLS 3127	\$738,000	05/07/2025
2	4/9 Vauxhall Rd BALWYN 3103	\$790,000	25/06/2025
3	3/11 Northcote Av BALWYN 3103	\$790,000	24/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/07/2025 13:04









Property Type: Unit **Agent Comments**

Indicative Selling Price \$700,000 - \$770,000 **Median Unit Price** Year ending June 2025: \$828,250

Comparable Properties



6/23-25 Ross St SURREY HILLS 3127 (REI)

Price: \$738,000 Method: Auction Sale Date: 05/07/2025 Property Type: Unit

Agent Comments



4/9 Vauxhall Rd BALWYN 3103 (REI)

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Agent Comments

Price: \$790,000 Method: Private Sale Date: 25/06/2025 Property Type: Unit



3/11 Northcote Av BALWYN 3103 (REI)

Price: \$790,000 Method: Private Sale Date: 24/06/2025 Property Type: Unit

Agent Comments

Account - Marshall White | P: 03 9822 9999





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