

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

127 Greythorn Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,050,000 & \$2,250,000

Median sale price

Median price \$2,307,500 Property Type House Suburb Balwyn North

Period - From 07/08/2024 to 06/08/2025 Source Property Data

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	16 Ajana St BALWYN NORTH 3104	\$2,210,000	24/05/2025
2	51 Tannock St BALWYN NORTH 3104	\$2,101,000	17/05/2025
3	7 Barbara St MONT ALBERT NORTH 3129	\$2,077,000	10/05/2025

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:

07/08/2025 09:36



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Rooms: 8

Property Type: House

Land Size: 691 sqm approx

Agent Comments

Indicative Selling Price

\$2,050,000 - \$2,250,000

Median House Price

07/08/2024 - 06/08/2025: \$2,307,500

Comparable Properties



16 Ajana St BALWYN NORTH 3104 (REI)

Agent Comments

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 3

Price: \$2,210,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 951 sqm approx



51 Tannock St BALWYN NORTH 3104 (REI)

Agent Comments

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 3

Price: \$2,101,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House

Land Size: 622 sqm approx



7 Barbara St MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

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 2
 2

Price: \$2,077,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House (Res)

Land Size: 709 sqm approx

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