

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

23A Moody Street, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$1,750,000

&

\$1,900,000

Median sale price*

Median price

\$2,260,000

Property Type

House

Suburb

Balwyn North

Period - From

01/01/2025

to

01/07/2025

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	1/14 Rangeview Gr BALWYN NORTH 3104	\$1,975,000	05/04/2025
2	2b Don St BALWYN NORTH 3104	\$1,780,000	29/03/2025
3	1/42 Nicholson St BALWYN NORTH 3104	\$2,141,000	29/03/2025

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:

23/07/2025 13:57

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of Balwyn north residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



Property Type:
Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,900,000

Median House Price *

01/01/2025 - 01/07/2025: \$2,260,000

* Agent calculated median based on Balwyn north sales

Comparable Properties



1/14 Rangeview Gr BALWYN NORTH 3104 (VG)

Agent Comments



Price: \$1,975,000
Method: Sale
Date: 05/04/2025
Property Type: Flat/Unit/Apartment (Res)



2b Don St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$1,780,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 284 sqm approx



1/42 Nicholson St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$2,141,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Unit

Account - Marshall White | P: 03 9822 9999



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