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	5-Bedrooms, 4.5-Bathrooms, 4-Car Garage Internal Size: 60sq on 760sqm of land Completion in just 2 months BALWYN NORTH VIC 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$6,000,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$2,350,000	Property type	House	Suburb	Balwyn North
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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 6 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 GRIEVE STREET BALWYN NORTH VIC 3104	-	07-Oct-25
24 JASERFOLD STREET BALWYN NORTH VIC 3104	$5,760,000	14-Aug-25

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 6 months.

This Statement of Information was prepared on: 23 November 2025

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1 GRIEVE STREET BALWYN NORTH VIC 3104

6 5 4

Sold Price RS UN -

Sold Date **07-Oct-25**

Distance **1.45km**



24 JASERFOLD STREET BALWYN NORTH VIC 3104

4 5 3

Sold Price **$5,760,000**

Sold Date **14-Aug-25**

Distance **0.85km**

RS = Recent sale **UN** = Undisclosed Sale

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