

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

3 Luena Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$4,900,000 & \$5,300,000

Median sale price

Median price \$2,355,000 Property Type House Suburb Balwyn North

Period - From 01/10/2025 to 31/12/2025 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 | 5 Hertford Cr BALWYN 3103 | \$5,340,000 | 05/11/2025 |
| 2 | 46 Stroud St BALWYN 3103 | \$5,186,000 | 21/10/2025 |
| 3 | 60 Tannock St BALWYN NORTH 3104 | \$4,805,000 | 12/09/2025 |

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:

06/03/2026 11:40



Property Type: Land
Land Size: 774 sqm approx
Agent Comments

Indicative Selling Price
\$4,900,000 - \$5,300,000
Median House Price
December quarter 2025: \$2,355,000

Comparable Properties



5 Hertford Cr BALWYN 3103 (REI/VG)

[Agent Comments](#)



Price: \$5,340,000
Method: Private Sale
Date: 05/11/2025
Property Type: House (Res)
Land Size: 736 sqm approx



46 Stroud St BALWYN 3103 (REI/VG)

[Agent Comments](#)



Price: \$5,186,000
Method: Sold Before Auction
Date: 21/10/2025
Property Type: House (Res)
Land Size: 652 sqm approx



60 Tannock St BALWYN NORTH 3104 (REI/VG)

[Agent Comments](#)



Price: \$4,805,000
Method: Private Sale
Date: 12/09/2025
Property Type: House (Res)
Land Size: 627 sqm approx

Account - VICPROP | P: 03 8888 1011



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