

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

6 Hertford Crescent, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,789,000 Property Type House Suburb Balwyn

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	12 Mangan St BALWYN 3103	\$2,250,000	21/02/2026
2	3 Norbert St BALWYN 3103	\$2,422,000	18/12/2025
3	35 Ruby St BALWYN 3103	\$2,388,000	06/12/2025

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:

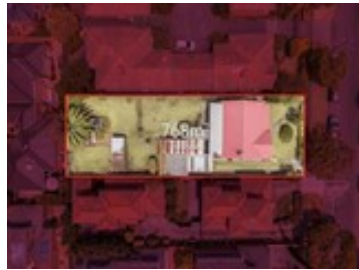
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Rooms: 5
Property Type: House
Land Size: 702 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,200,000 - \$2,400,000
Median House Price
 December quarter 2025: \$2,789,000

Comparable Properties



12 Mangan St BALWYN 3103 (REI)

Agent Comments



Price: \$2,250,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)



3 Norbert St BALWYN 3103 (REI)

Agent Comments



Price: \$2,422,000
Method: Private Sale
Date: 18/12/2025
Property Type: House (Res)
Land Size: 681 sqm approx



35 Ruby St BALWYN 3103 (REI)

Agent Comments



Price: \$2,388,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 748 sqm approx

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