

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

17 Almond 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 & \$1,850,000

Median sale price

Median price \$2,300,000 Property Type House Suburb Balwyn North

Period - From 01/04/2025 to 31/03/2026 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	6 Gardenia Rd BALWYN NORTH 3104	\$1,801,000	11/04/2026
2	33 Nevada St BALWYN NORTH 3104	\$1,820,000	07/03/2026
3	12 Minerva Av BALWYN NORTH 3104	\$1,800,000	21/02/2026

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:

22/04/2026 14:58



Property Type: House (Res)

Land Size: 622 sqm approx

Agent Comments

Comparable Properties



6 Gardenia Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,801,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 654 sqm approx



33 Nevada St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,820,000

Method: Auction Sale

Date: 07/03/2026

Property Type: House (Res)

Land Size: 778 sqm approx



12 Minerva Av BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,800,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 684 sqm approx

Account - Buxton Balwyn-Canterbury | P: 03 9006 8977