

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

16 Glenthorn Avenue, Balwyn North Vic 3104
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Indicative selling price

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

Range between

\$1,890,000

 &

\$2,070,000

Median sale price

Median price

\$2,338,800

 Property Type

House

 Suburb

Balwyn North

Period - From

22/04/2025

 to

21/04/2026

 Source

Property Data

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	138 Greythorn Rd BALWYN NORTH 3104	\$1,910,000	07/04/2026
2	37 Albury Rd BALWYN NORTH 3104	\$1,900,000	18/12/2025
3			

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 10:11
