

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

29 Nevada Street, Balwyn North

Indicative selling price

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

Single price

\$2,150,000

Median sale price

Median price

\$2,300,000

Property type

House

Suburb

Balwyn North

Period - From

Jan 2026

to

March 2026

Source

REIV

Comparable property sales

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. 8 Nevada Street, Balwyn North	\$ 2,133,000	11/11/2025
2. 15 Singleton Road, Balwyn North	\$ 2,150,000	3/02/2026
3. 25 Nevada Street, Balwyn North	\$ 1,950,000	26/03/2026

This Statement of Information was prepared on:

23/04/2026

Comparable properties



\$ 2,133,000

8 Nevada Street, Balwyn North, Victoria

DATE: 11/11/2025

PROPERTY TYPE: HOUSE

 4  2

 2  758sqm



\$ 2,150,000

15 Singleton Road, Balwyn North, Victoria

DATE: 3/02/2026

PROPERTY TYPE: HOUSE

 4  2

 2  738 sqm



\$ 1,950,000

25 Nevada Street, Balwyn North, Victoria

DATE: 26/03/2026

PROPERTY TYPE: HOUSE

 4  2

 2  705 sqm ×

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