

# 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 Hertford Crescent, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,200,000 & \$3,500,000

### Median sale price

Median price \$2,860,000 Property Type House Suburb Balwyn

Period - From 01/01/2025 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	16 Porter Rd BALWYN 3103	\$3,430,000	29/12/2025
2	6 Abassia St BALWYN NORTH 3104	\$3,520,000	14/10/2025
3	7 Nott St BALWYN 3103	\$3,350,000	03/10/2025

**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:

25/02/2026 15:56

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**Property Type:** House  
**Land Size:** 613 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,200,000 - \$3,500,000  
**Median House Price**  
Year ending December 2025: \$2,860,000

## Comparable Properties



**16 Porter Rd BALWYN 3103 (REI)**

[Agent Comments](#)

 5  5  2

**Price:** \$3,430,000  
**Method:** Private Sale  
**Date:** 29/12/2025  
**Property Type:** House (Res)



**6 Abassia St BALWYN NORTH 3104 (REI/VG)**

[Agent Comments](#)

 5  4  4

**Price:** \$3,520,000  
**Method:** Private Sale  
**Date:** 14/10/2025  
**Property Type:** House  
**Land Size:** 697 sqm approx



**7 Nott St BALWYN 3103 (REI/VG)**

[Agent Comments](#)

 4  3  4

**Price:** \$3,350,000  
**Method:** Private Sale  
**Date:** 03/10/2025  
**Property Type:** House (Res)  
**Land Size:** 701 sqm approx