

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

1/39 Stroud Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

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	1/38 Kenny St BALWYN NORTH 3104	\$1,626,000	17/12/2025
2	55 Hatfield St BALWYN NORTH 3104	\$1,830,000	26/11/2025
3	3/38 Kenny St BALWYN NORTH 3104	\$1,558,000	25/10/2025

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:

03/03/2026 10:26



 4
  2
  1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending December 2025: \$2,860,000

Comparable Properties



1/38 Kenny St BALWYN NORTH 3104 (REI)

Agent Comments

 4
  2
  2

Price: \$1,626,000

Method: Auction Sale

Date: 17/12/2025

Property Type: Townhouse (Res)

Land Size: 260 sqm approx



55 Hatfield St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,830,000

Method: Private Sale

Date: 26/11/2025

Property Type: House

Land Size: 260 sqm approx



3/38 Kenny St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 4
  4
  2

Price: \$1,558,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Townhouse (Res)

Account - VICPROP | P: 03 8888 1011



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