

## 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

9 MYAMBERT AVENUE BALWYN VIC 3103

### Indicative selling price

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

Single Price

\$4,150,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,864,400

Property type

House

Suburb

Balwyn

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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 6 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

6 GRANGE AVENUE CANTERBURY VIC 3126	\$4,450,000	13-Sep-25
14 RYEBURNE AVENUE HAWTHORN EAST VIC 3123	\$3,900,000	08-Nov-25
1 BRADFORD AVENUE KEW VIC 3101	\$4,362,000	22-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 03 March 2026

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**6 GRANGE AVENUE CANTERBURY VIC 3126**

 3  2  1

Sold Price **\$4,450,000** Sold Date **13-Sep-25**

Distance **0.69km**



**14 RYEBURNE AVENUE HAWTHORN EAST VIC 3123**

 3  2  2

Sold Price **\$3,900,000** Sold Date **08-Nov-25**

Distance **1.41km**



**1 BRADFORD AVENUE KEW VIC 3101**

 4  3  2

Sold Price <sup>RS</sup> **\$4,362,000** Sold Date **22-Nov-25**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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