

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

25 Nevada Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,900,000 & \$2,050,000

Median sale price

Median price \$2,319,400 Property Type House Suburb Balwyn North

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	142 Hill Rd BALWYN NORTH 3104	\$2,025,000	11/02/2026
2	15 Minerva Av BALWYN NORTH 3104	\$2,000,000	29/11/2025
3	6 Helston St BALWYN NORTH 3104	\$2,050,000	26/11/2025

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 08:57



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

Year ending December 2025: \$2,319,400

Comparable Properties



142 Hill Rd BALWYN NORTH 3104 (REI)

Agent Comments

5 2 2

Price: \$2,025,000

Method: Sold Before Auction

Date: 11/02/2026

Property Type: House (Res)

Land Size: 718 sqm approx



15 Minerva Av BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 2 3

Price: \$2,000,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 653 sqm approx



6 Helston St BALWYN NORTH 3104 (REI)

Agent Comments

4 2 1

Price: \$2,050,000

Method: Private Sale

Date: 26/11/2025

Property Type: House (Res)

Land Size: 753 sqm approx

Account - Marshall White | P: 03 9822 9999