

# 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

24 Sunburst Avenue, Balwyn North Vic 3104

### Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

### Median sale price

Median price \$2,355,000 Property Type House Suburb Balwyn North

Period - From 01/10/2025 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	39 Tannock St BALWYN NORTH 3104	\$2,680,000	29/11/2025
2	8 Moody St BALWYN NORTH 3104	\$2,465,000	28/11/2025
3	81 Bulleen Rd BALWYN NORTH 3104	\$2,510,000	19/11/2025

**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 11:33

24 Sunburst Avenue, Balwyn North Vic 3104

Tim Heavyside  
94703390  
0403020404  
tim@heavyside.co



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 637 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,400,000 - \$2,600,000  
**Median House Price**  
December quarter 2025: \$2,355,000

## Comparable Properties



**39 Tannock St BALWYN NORTH 3104 (REI/VG)**

[Agent Comments](#)



**Price:** \$2,680,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 740 sqm approx



**8 Moody St BALWYN NORTH 3104 (REI/VG)**

[Agent Comments](#)



**Price:** \$2,465,000  
**Method:** Private Sale  
**Date:** 28/11/2025  
**Property Type:** House (Res)  
**Land Size:** 649 sqm approx



**81 Bulleen Rd BALWYN NORTH 3104 (REI/VG)**

[Agent Comments](#)



**Price:** \$2,510,000  
**Method:** Private Sale  
**Date:** 19/11/2025  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx

**Account - Heavyside**



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