

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

2/65 Talbot Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

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	1/28 Power St BALWYN 3103	\$1,580,000	29/11/2025
2	2/15 Essex Rd SURREY HILLS 3127	\$1,470,000	25/10/2025
3	3/43 Yerrin St BALWYN 3103	\$1,500,000	16/08/2025

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:

30/01/2026 14:58



3 2 2

Rooms: 6

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

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

Comparable Properties



1/28 Power St BALWYN 3103 (REI)

Agent Comments

3 2 2

Price: \$1,580,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Townhouse (Res)



2/15 Essex Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

3 2 2

Price: \$1,470,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Unit



3/43 Yerrin St BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$1,500,000

Method: Auction Sale

Date: 16/08/2025

Property Type: Villa

Account - Jellis Craig | P: 03 9428 3333



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