

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

32 BIRDWOOD STREET BALWYN VIC 3103

Indicative selling price

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

Single Price

\$2,880,000

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 Feb 2025

to

31 Jan 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

22 MAYLANDS AVENUE BALWYN NORTH VIC 3104	\$2,800,000	31-Aug-25
12 HUNT STREET BALWYN NORTH VIC 3104	\$2,886,000	18-Oct-25
12 UPLANDS ROAD BALWYN NORTH VIC 3104	\$2,750,000	01-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: 21 February 2026



22 MAYLANDS AVENUE BALWYN NORTH VIC 3104

5 3 2

Sold Price

\$2,800,000

Sold Date

31-Aug-25

Distance

0.57km



12 HUNT STREET BALWYN NORTH VIC 3104

5 2 2

Sold Price

\$2,886,000

Sold Date

18-Oct-25

Distance

0.41km



12 UPLANDS ROAD BALWYN NORTH VIC 3104

5 3 2

Sold Price

\$2,750,000

Sold Date

01-Nov-25

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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