

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

17 Pavo Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,700,000

&

\$1,850,000

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	15 Cascade St BALWYN NORTH 3104	\$1,788,888	07/12/2025
2	40 Fintonia St BALWYN NORTH 3104	\$1,780,000	08/11/2025
3	82 Ursa St BALWYN NORTH 3104	\$1,730,000	17/10/2025

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:

25/02/2026 14:42

17 Pavo Street, Balwyn North Vic 3104



 4  2  2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 700 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,850,000
Median House Price
Year ending December 2025: \$2,319,400

Comparable Properties



15 Cascade St BALWYN NORTH 3104 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,788,888
Method: Auction Sale
Date: 07/12/2025
Property Type: House (Res)
Land Size: 836 sqm approx



40 Fintonia St BALWYN NORTH 3104 (REI/VG)

[Agent Comments](#)

 4  2  3

Price: \$1,780,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 616 sqm approx



82 Ursa St BALWYN NORTH 3104 (REI/VG)

[Agent Comments](#)

 4  1  2

Price: \$1,730,000
Method: Private Sale
Date: 17/10/2025
Property Type: House
Land Size: 704 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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