

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 2/68 Aylmer Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$780,000 & \$830,000

Median sale price

Median price \$1,125,500 Property Type Unit Suburb Balwyn North

Period - From 04/02/2025 to 03/02/2026 Source Property Data

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	3/32 Strathalbyn St KEW EAST 3102	\$790,000	13/12/2025
2	6/4 Raynes St BALWYN 3103	\$775,000	12/12/2025
3	2/1 Corhampton Rd BALWYN NORTH 3104	\$850,000	29/09/2025

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: 04/02/2026 15:36



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Property Type: Unit

Agent Comments

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Indicative Selling Price

\$780,000 - \$830,000

Median Unit Price

04/02/2025 - 03/02/2026: \$1,125,500

Comparable Properties



3/32 Strathalbyn St KEW EAST 3102 (REI)

Agent Comments

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Price: \$790,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Unit



6/4 Raynes St BALWYN 3103 (REI)

Agent Comments

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Price: \$775,000

Method: Private Sale

Date: 12/12/2025

Property Type: Unit



2/1 Corhampton Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

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Price: \$850,000

Method: Private Sale

Date: 29/09/2025

Property Type: Unit

Account - Jellis Craig | P: 98305966



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