

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 Moody Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,600,000 & \$2,850,000

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	32 Kyora Pde BALWYN NORTH 3104	\$2,925,000	17/11/2025
2	5 Cascade St BALWYN NORTH 3104	\$2,828,000	22/10/2025
3	41 Mountain View Rd BALWYN NORTH 3104	\$2,860,000	06/09/2025

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:

23/02/2026 15:48



5 2 2

Property Type: House

Agent Comments

Ross Stryker
03 9810 5000
0401 318 772
RossStryker@jellisrcraig.com.au

Indicative Selling Price

\$2,600,000 - \$2,850,000

Median House Price

December quarter 2025: \$2,355,000

Comparable Properties



32 Kyora Pde BALWYN NORTH 3104 (REI/VG)

Agent Comments

5 3 2

Price: \$2,925,000

Method: Private Sale

Date: 17/11/2025

Property Type: House

Land Size: 836 sqm approx



5 Cascade St BALWYN NORTH 3104 (REI/VG)

Agent Comments

6 4 4

Price: \$2,828,000

Method: Private Sale

Date: 22/10/2025

Property Type: House (Res)

Land Size: 836 sqm approx



41 Mountain View Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 2 5

Price: \$2,860,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 834 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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