

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

120 Greythorn Road, Balwyn North VIC 3104

Indicative selling price

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

Range between

\$2,300,000

&

\$2,400,000

Median sale price

Median price

\$2,319,400

Property Type

House

Suburb

Balwyn North

Period - From

22/07/2025

to

21/01/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
16 Cumberland Av, Balwyn North Vic	\$2,650,000	18/10/2025
127 Greythorn Rd, Balwyn North Vic	\$2,150,000	06/09/2025
115 Greythorn Rd, Balwyn North Vic	\$2,150,000	03/09/2025

This Statement of Information was prepared on:

22/01/2026