

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 4 Rowallan Court, Balwyn North Vic 3104

Indicative selling price

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

Single price \$1,650,000

Median sale price

Median price \$2,350,000

Property Type House

Suburb Balwyn North

Period - From 23/02/2025

to 22/02/2026

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	14 Moselle St MONT ALBERT NORTH 3129	\$1,620,000	18/10/2025
2	19 Gardenia Rd BALWYN NORTH 3104	\$1,690,000	03/10/2025
3	6 Robert St BALWYN NORTH 3104	\$1,650,000	17/09/2025

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 09:15



4 2 2

Rooms: 7
Property Type: House (Res)
Land Size: 636 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,650,000
Median House Price
 23/02/2025 - 22/02/2026: \$2,350,000

Comparable Properties



14 Moselle St MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

3 1 2

Price: \$1,620,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 532 sqm approx

19 Gardenia Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 1 2

Price: \$1,690,000
Method: Private Sale
Date: 03/10/2025
Property Type: House (Res)
Land Size: 657 sqm approx



6 Robert St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 2 2

Price: \$1,650,000
Method: Private Sale
Date: 17/09/2025
Property Type: House
Land Size: 468 sqm approx

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