

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 40 Nicholson Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$3,200,000 & \$3,400,000

Median sale price

Median price \$2,350,000 Property Type House Suburb Balwyn North

Period - From 16/02/2025 to 15/02/2026 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	19 Inverness Way BALWYN NORTH 3104	\$3,495,000	13/11/2025
2	3 Highton Gr DEEPDENE 3103	\$3,300,000	06/11/2025
3	15 King St BALWYN 3103	\$3,265,000	28/10/2025

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: 16/02/2026 13:47



Property Type:
Agent Comments

Indicative Selling Price
\$3,200,000 - \$3,400,000
Median House Price
16/02/2025 - 15/02/2026: \$2,350,000

Comparable Properties



19 Inverness Way BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$3,495,000
Method: Private Sale
Date: 13/11/2025
Property Type: House (Res)
Land Size: 878 sqm approx



3 Highton Gr DEEPDENE 3103 (REI/VG)

Agent Comments



Price: \$3,300,000
Method: Private Sale
Date: 06/11/2025
Property Type: House
Land Size: 860 sqm approx



15 King St BALWYN 3103 (REI/VG)

Agent Comments



Price: \$3,265,000
Method: Private Sale
Date: 28/10/2025
Property Type: House
Land Size: 743 sqm approx

Account - Marshall White | P: 03 9822 9999



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