

# 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 **21A Aylmer Street Balwyn North VIC 3104**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between **\$ 1,250,000** & **\$ 1,370,000**

### Median sale price

Median price **\$1,850,000**

Property  
type **House**

Suburb **Balwyn North**

Period -  
From

**01/10/2025**

to

**31/12/2025**

Source **REIV**

### Comparable property sales

**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: **12/02/2026**