

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

14 Wild Life Parade, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

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	35 Winmalee Rd BALWYN 3103	\$2,700,000	04/12/2025
2	18 Wild Life Pde BALWYN NORTH 3104	\$2,668,000	30/08/2025
3			

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.

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4
 3
 4

Property Type: House
Land Size: 733 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,400,000 - \$2,600,000
Median House Price
 December quarter 2025: \$2,355,000

Comparable Properties



35 Winmalee Rd BALWYN 3103 (REI/VG)

Agent Comments

4
 2
 1

Price: \$2,700,000
Method: Private Sale
Date: 04/12/2025
Property Type: House (Res)
Land Size: 762 sqm approx



18 Wild Life Pde BALWYN NORTH 3104 (REI/VG)

Agent Comments

3
 1
 2

Price: \$2,668,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 741 sqm approx

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.