

# 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 3 Glenthorn Avenue, 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)

Range between \$5,000,000 & \$5,500,000

### Median sale price

Median price \$2,240,000 Property Type House Suburb Balwyn North

Period - From 01/10/2024 to 30/09/2025 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	8 Gama St BALWYN NORTH 3104	\$5,440,000	13/11/2025
2	5 Hertford Cr BALWYN 3103	\$5,340,000	04/11/2025
3	46 Stroud St BALWYN 3103	\$5,186,000	21/10/2025

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: 14/11/2025 12:46



**Property Type:** House (Res)

**Land Size:** 697 sqm approx

Agent Comments

## Comparable Properties



**8 Gama St BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$5,440,000

**Method:** Private Sale

**Date:** 13/11/2025

**Property Type:** House

**Land Size:** 745 sqm approx



**5 Hertford Cr BALWYN 3103 (REI)**

Agent Comments



**Price:** \$5,340,000

**Method:** Private Sale

**Date:** 04/11/2025

**Property Type:** House

**Land Size:** 736 sqm approx



**46 Stroud St BALWYN 3103 (REI)**

Agent Comments



**Price:** \$5,186,000

**Method:** Sold Before Auction

**Date:** 21/10/2025

**Property Type:** House (Res)

**Land Size:** 652 sqm approx