

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

156 Maud Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,250,000 & \$2,450,000

Median sale price

Median price \$2,319,400 Property Type House Suburb Balwyn North

Period - From 01/01/2025 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	136 Maud St BALWYN NORTH 3104	\$2,388,800	17/10/2025
2	11 Sutton St BALWYN NORTH 3104	\$2,450,000	05/11/2025
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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:

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 719 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,250,000 - \$2,450,000
Median House Price
Year ending December 2025: \$2,319,400

Comparable Properties

136 Maud St BALWYN NORTH 3104 (REI)

[Agent Comments](#)



Price: \$2,388,800
Method:
Date: 17/10/2025
Property Type: House



11 Sutton St BALWYN NORTH 3104 (REI/VG)

[Agent Comments](#)



Price: \$2,450,000
Method: Sold Before Auction
Date: 05/11/2025
Property Type: House (Res)
Land Size: 749 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.

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