

# 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

21 Dight 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 \$5,080,000 & \$5,580,000

### Median sale price

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

Period - From 05/02/2025 to 04/02/2026 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	14 Elliott Av BALWYN 3103	\$5,500,000	20/11/2025
2	46 Stroud St BALWYN 3103	\$5,186,000	21/10/2025
3	58 Monash Av BALWYN 3103	\$5,600,000	08/09/2025

**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: 05/02/2026 16:33