

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

2/13 Dight Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$1,431,750 Property Type Unit 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	4/1 Brenbeal St BALWYN 3103	\$815,000	06/12/2025
2	5/26 Gordon St DEEPDENE 3103	\$840,000	21/10/2025
3	2/1 Corhampton Rd BALWYN NORTH 3104	\$850,000	29/09/2025

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 09:31



Property Type:
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median Unit Price
December quarter 2025: \$1,431,750

Comparable Properties



4/1 Brenbeal St BALWYN 3103 (REI)

Agent Comments



Price: \$815,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Unit



5/26 Gordon St DEEPDENE 3103 (REI/VG)

Agent Comments



Price: \$840,000
Method: Sold Before Auction
Date: 21/10/2025
Property Type: Townhouse (Res)



2/1 Corhampton Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 29/09/2025
Property Type: Unit

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408



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