

# 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 33 Madden Street, 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 \$3,800,000 & \$4,180,000

### 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	45 Riverside Av BALWYN NORTH 3104	\$3,900,000	30/10/2025
2	7a Highbury St BALWYN NORTH 3104	\$4,328,000	08/10/2025
3	7 Highbury St BALWYN NORTH 3104	\$4,110,000	18/09/2025

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.~~

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**Indicative Selling Price**  
\$3,800,000 - \$4,180,000

**Median House Price**  
December quarter 2025: \$2,355,000



6   3   4

**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 919 sqm approx  
Agent Comments

## Comparable Properties



**45 Riverside Av BALWYN NORTH 3104 (REI)**

Agent Comments

5   4   4

**Price:** \$3,900,000  
**Method:** Private Sale  
**Date:** 30/10/2025  
**Property Type:** House  
**Land Size:** 836 sqm approx



**7a Highbury St BALWYN NORTH 3104 (REI/VG)**

Agent Comments

5   5   2

**Price:** \$4,328,000  
**Method:** Private Sale  
**Date:** 08/10/2025  
**Property Type:** House (Res)  
**Land Size:** 541 sqm approx



**7 Highbury St BALWYN NORTH 3104 (VG)**

Agent Comments

5   -   -

**Price:** \$4,110,000  
**Method:** Sale  
**Date:** 18/09/2025  
**Property Type:** House (Res)  
**Land Size:** 541 sqm approx

Account - RT Edgar Boroondara | P: 88882000