

# 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 24 Cascade 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 \$2,000,000 & \$2,200,000

### 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	23 Bolinda Rd BALWYN NORTH 3104	\$2,180,000	29/01/2026
2	78 Longview Rd BALWYN NORTH 3104	\$2,250,000	06/12/2025
3	1 Jason Ct BALWYN NORTH 3104	\$2,062,500	06/12/2025

**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: 09/02/2026 11:22



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**Property Type:** House  
**Land Size:** 836 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,000,000 - \$2,200,000  
**Median House Price**  
 Year ending December 2025: \$2,319,400

## Comparable Properties



23 Bolinda Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 1 1

**Price:** \$2,180,000  
**Method:** Private Sale  
**Date:** 29/01/2026  
**Property Type:** House



78 Longview Rd BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

**Price:** \$2,250,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** House (Res)  
**Land Size:** 713 sqm approx



1 Jason Ct BALWYN NORTH 3104 (REI)

Agent Comments

4 2 4

**Price:** \$2,062,500  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** House (Res)  
**Land Size:** 829 sqm approx

Account - Marshall White | P: 03 9822 9999