

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

323 BELMORE ROAD, BALWYN NORTH, VIC 3104

Indicative selling price

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

Price Range: \$4,300,000 to \$4,700,000

Median sale price

Median price

\$2,492,500

Property type

House

Suburb

BALWYN NORTH

Period

01 July 2025 to 31 December 2025

Source

 pricefinder

Comparable property sales

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

11 BELGROVE AVE, BALWYN, VIC 3103	\$4,550,000	04/10/2025
5 VICARS ST, BALWYN NORTH, VIC 3104	\$4,540,000	06/10/2025
99 GREYTHORN RD, BALWYN NORTH, VIC 3104	\$4,438,000	31/08/2025

This Statement of Information was prepared on: 29/01/2026