

## 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

20 TRENTWOOD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$3,500,000

&

\$3,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,300,000

Property type

House

Suburb

Balwyn North

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

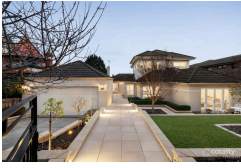
Date of sale

12 STEPHENS STREET BALWYN NORTH VIC 3104	\$3,750,000	09-Aug-25
2 COLUMBA STREET BALWYN NORTH VIC 3104	\$3,530,000	07-Oct-25

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 6 months.

This Statement of Information was prepared on: 27 January 2026



**12 STEPHENS STREET BALWYN  
NORTH VIC 3104**

 5  4  3

Sold Price <sup>RS</sup> **\$3,750,000** <sup>UN</sup> Sold Date **09-Aug-25**

Distance **1.33km**



**2 COLUMBA STREET BALWYN  
NORTH VIC 3104**

 5  4  10

Sold Price **\$3,530,000** Sold Date **07-Oct-25**

Distance **2km**

RS = Recent sale

UN = Undisclosed Sale

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