

## 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

49 KENNY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,980,000

&

\$3,270,000

### 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

7 MADDEN STREET BALWYN NORTH VIC 3104	\$3,050,000	22-Nov-25
13 FINTONIA STREET BALWYN NORTH VIC 3104	\$3,180,000	29-Nov-25
10 SATURN STREET BALWYN NORTH VIC 3104	\$2,975,000	23-Aug-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: 15 January 2026



## 7 MADDEN STREET BALWYN NORTH VIC 3104

4 3 4

Sold Price <sup>RS</sup> **\$3,050,000** <sup>UN</sup> Sold Date **22-Nov-25**

Distance **0.56km**



## 13 FINTONIA STREET BALWYN NORTH VIC 3104

5 3 2

Sold Price <sup>RS</sup> **\$3,180,000** <sup>UN</sup> Sold Date **29-Nov-25**

Distance **1.36km**



## 10 SATURN STREET BALWYN NORTH VIC 3104

4 2 2

Sold Price **\$2,975,000** Sold Date **23-Aug-25**

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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