

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

283 Balwyn Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$2,150,000 Property Type House Suburb Balwyn North

Period - From 01/07/2025 to 30/09/2025 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	3/54 Maud St BALWYN NORTH 3104	\$1,480,000	04/12/2025
2	48 Bulleen Rd BALWYN NORTH 3104	\$1,465,000	29/09/2025
3	2/33 Greythorn Rd BALWYN NORTH 3104	\$1,425,000	09/09/2025

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.~~

This Statement of Information was prepared on:

06/01/2026 11:41



3 1 2

Property Type: House (Res)
Land Size: 482 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 September quarter 2025: \$2,150,000

Comparable Properties



3/54 Maud St BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Price: \$1,480,000
Method: Auction Sale
Date: 04/12/2025
Property Type: Unit



48 Bulleen Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 1 2

Price: \$1,465,000
Method: Private Sale
Date: 29/09/2025
Property Type: House
Land Size: 534 sqm approx



2/33 Greythorn Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 2 2

Price: \$1,425,000
Method: Sold Before Auction
Date: 09/09/2025
Property Type: Townhouse (Res)
Land Size: 177 sqm approx

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199