

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 38 Reading Avenue, Balwyn North Vic 3104

Indicative selling price

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

Single price \$6,880,000

Median sale price

Median price \$2,240,000

Property Type House

Suburb Balwyn North

Period - From 01/10/2024

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	24 Willis St BALWYN NORTH 3104	\$6,850,000	11/11/2025
2	17 Ellen St BALWYN 3103	\$6,700,000	20/10/2025
3			

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:

25/11/2025 12:39



 6  7  5

Property Type: House
Land Size: 924 sqm approx
Agent Comments

Indicative Selling Price
\$6,880,000
Median House Price
Year ending September 2025: \$2,240,000

Comparable Properties



24 Willis St BALWYN NORTH 3104 (REI)

Agent Comments

 5  5  6

Price: \$6,850,000
Method: Private Sale
Date: 11/11/2025
Property Type: House
Land Size: 715 sqm approx



17 Ellen St BALWYN 3103 (REI/VG)

Agent Comments

 6  6  4

Price: \$6,700,000
Method: Private Sale
Date: 20/10/2025
Property Type: House (Res)
Land Size: 766 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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