

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

1A ABBOTT STREET BALWYN NORTH VIC 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,200,000

&

\$2,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,042,500

Property type

Unit

Suburb

Balwyn North

Period-from

01 Oct 2024

to

30 Sep 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

16 GARDENIA ROAD BALWYN NORTH VIC 3104	\$2,565,000	02-Aug-25
12 BALFOUR STREET DONCASTER VIC 3108	\$2,180,000	23-Aug-25
68 STROUD STREET BALWYN VIC 3103	\$2,680,000	12-Sep-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: 16 October 2025


**16 GARDENIA ROAD BALWYN
NORTH VIC 3104**
 4
  3
  2

 Sold Price ^{RS} **\$2,565,000** ^{UN} Sold Date **02-Aug-25**

 Distance **0.4km**

**12 BALFOUR STREET DONCASTER
VIC 3108**
 4
  4
  2

 Sold Price ^{RS} **\$2,180,000** Sold Date **23-Aug-25**

 Distance **1.3km**

**68 STROUD STREET BALWYN VIC
3103**
 4
  3
  2

 Sold Price ^{RS} **\$2,680,000** Sold Date **12-Sep-25**

 Distance **2.12km**

RS = Recent sale

UN = Undisclosed Sale

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