

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 8 Kelvinside Street, Balwyn North Vic 3104

Indicative selling price

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

Single price \$2,150,000

Median sale price

Median price \$2,344,400

Property Type House

Suburb Balwyn North

Period - From 18/11/2024

to 17/11/2025

Source Property Data

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	136 Maud St BALWYN NORTH 3104	\$2,338,800	17/10/2025
2	391 Balwyn Rd BALWYN NORTH 3104	\$2,220,000	06/09/2025
3	30 Tannock St BALWYN NORTH 3104	\$2,200,000	06/10/2025

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:

18/11/2025 15:44



4 1 2

Property Type: House
Land Size: 627 sqm approx
Agent Comments

Indicative Selling Price
\$2,150,000
Median House Price
18/11/2024 - 17/11/2025: \$2,344,400

Comparable Properties



136 Maud St BALWYN NORTH 3104 (REI)

[Agent Comments](#)

3 1 2

Price: \$2,338,800
Method: Sold Before Auction
Date: 17/10/2025
Property Type: House (Res)
Land Size: 634 sqm approx

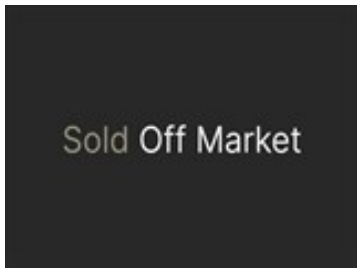


391 Balwyn Rd BALWYN NORTH 3104 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$2,220,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 702 sqm approx



30 Tannock St BALWYN NORTH 3104 (REI)

[Agent Comments](#)

3 2 2

Price: \$2,200,000
Method: Private Sale
Date: 06/10/2025
Property Type: House (Res)
Land Size: 627 sqm approx

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