

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

281 Balwyn Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,380,000 & \$2,480,000

Median sale price

Median price \$2,344,400 Property Type House Suburb Balwyn North

Period - From 24/02/2025 to 23/02/2026 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	8 Moody St BALWYN NORTH 3104	\$2,465,000	28/11/2025
2	11 Sutton St BALWYN NORTH 3104	\$2,450,000	05/11/2025
3	106 Cityview Rd BALWYN NORTH 3104	\$2,355,000	08/10/2025

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:

24/02/2026 12:14

281 Balwyn Road, Balwyn North Vic 3104



4 2 4

Property Type: House (Res)
Land Size: 699 sqm approx
Agent Comments

Indicative Selling Price
\$2,380,000 - \$2,480,000
Median House Price
24/02/2025 - 23/02/2026: \$2,344,400

Comparable Properties



8 Moody St BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 2 2

Price: \$2,465,000
Method: Private Sale
Date: 28/11/2025
Property Type: House (Res)
Land Size: 649 sqm approx



11 Sutton St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 1 1

Price: \$2,450,000
Method: Sold Before Auction
Date: 05/11/2025
Property Type: House (Res)
Land Size: 749 sqm approx



106 Cityview Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 3 2

Price: \$2,355,000
Method: Sold Before Auction
Date: 08/10/2025
Property Type: House (Res)
Land Size: 730 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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