

# 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

1 Wanbrow Avenue, Balwyn North VIC 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$4,180,000

### Median sale price

Median price

\$2,240,000

Property Type

House

Suburb

Balwyn North

Period - From

08/05/2025

to

07/11/2025

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
38 Jacka St, BALWYN NORTH Vic	\$4,220,000	21/05/2025
5 Madden St, Balwyn North Vic	\$4,210,000	21/06/2025
39 Yerrin St, Balwyn Vic	\$4,150,000	05/09/2025

This Statement of Information was prepared on:

08/11/2025