

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

12 Wild Life Parade, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,300,000 & \$2,400,000

Median sale price

Median price \$2,355,000 Property Type House Suburb Balwyn North

Period - From 01/10/2025 to 31/12/2025 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 | 156 Maud St BALWYN NORTH 3104 | \$2,407,000 | 07/03/2026 |
| 2 | 50 Hill Rd BALWYN NORTH 3104 | \$2,300,000 | 07/03/2026 |
| 3 | 13 Riverview Rd BALWYN NORTH 3104 | \$2,320,000 | 07/03/2026 |

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:

12/03/2026 15:15



Property Type: House
Land Size: 733 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,400,000
Median House Price
December quarter 2025: \$2,355,000

Comparable Properties



156 Maud St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,407,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 720 sqm approx



50 Hill Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,300,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 657 sqm approx



13 Riverview Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,320,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 754 sqm approx