

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

13 Loma Linda Grove, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,680,000

Property Type Vacant land

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.~~

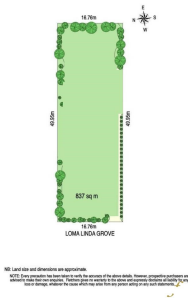
	Address of comparable property	Price	Date of sale
1	115 Greythorn Rd BALWYN NORTH 3104	\$2,150,000	24/09/2025
2			
3			

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 14:52



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Property Type: Land
Land Size: 837 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median Land Price
18/11/2024 - 17/11/2025: \$1,680,000

Comparable Properties



115 Greythorn Rd BALWYN NORTH 3104 (REI)

Agent Comments

- - -

Price: \$2,150,000
Method: Private Sale
Date: 24/09/2025
Property Type: Land
Land Size: 984 sqm approx

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.

