

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 58a Aylmer Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$2,260,000 Property Type House Suburb Balwyn North

Period - From 01/07/2024 to 30/06/2025 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	16 Orion St BALWYN NORTH 3104	\$1,250,000	23/08/2025
2	2/43 Sutton St BALWYN NORTH 3104	\$1,311,000	09/08/2025
3	29 Second Av KEW 3101	\$1,225,000	03/04/2025

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.~~

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending June 2025: \$2,260,000



 2  1  1

Property Type: House

Land Size: 438 sqm approx

Agent Comments

Comparable Properties



16 Orion St BALWYN NORTH 3104 (REI)

Agent Comments

 3  1  1

Price: \$1,250,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 441 sqm approx



2/43 Sutton St BALWYN NORTH 3104 (REI)

Agent Comments

 3  2  2

Price: \$1,311,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)



29 Second Av KEW 3101 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,225,000

Method: Private Sale

Date: 03/04/2025

Property Type: House

Land Size: 436 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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