

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

\$2,450,000

&

\$2,650,000

Median sale price

Median price

\$2,307,500

Property Type

House

Suburb

Balwyn North

Period - From

03/10/2024

to

02/10/2025

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	43 Panoramic Rd BALWYN NORTH 3104	\$2,650,000	18/09/2025
2	35 Almond St BALWYN NORTH 3104	\$2,550,000	22/06/2025
3	120 Hill Rd BALWYN NORTH 3104	\$2,560,000	07/04/2025

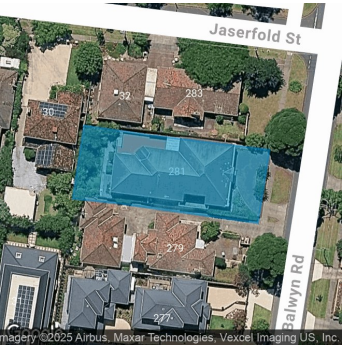
OR

~~**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.~~

This Statement of Information was prepared on:

03/10/2025 16:55

281 Balwyn Road, Balwyn North Vic 3104



4 3 4

Property Type: House (Res)
Land Size: 702 sqm approx
Agent Comments

Indicative Selling Price
\$2,450,000 - \$2,650,000
Median House Price
03/10/2024 - 02/10/2025: \$2,307,500

Comparable Properties



43 Panoramic Rd BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$2,650,000
Method: Private Sale
Date: 18/09/2025
Property Type: House



35 Almond St BALWYN NORTH 3104 (VG)

Agent Comments

5 - -

Price: \$2,550,000
Method: Sale
Date: 22/06/2025
Property Type: House (Res)
Land Size: 728 sqm approx



120 Hill Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 2 2

Price: \$2,560,000
Method: Private Sale
Date: 07/04/2025
Property Type: House
Land Size: 718 sqm approx

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



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