

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$2,600,000

&

\$2,680,000

### Median sale price

Median price

\$2,344,400

Property Type

House

Suburb

Balwyn North

Period - From

21/11/2024

to

20/11/2025

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	4 Sylvan St BALWYN NORTH 3104	\$2,610,000	30/10/2025
2	16 Cumberland Av BALWYN NORTH 3104	\$2,650,000	18/10/2025
3	22 Cascade St BALWYN NORTH 3104	\$2,600,000	13/09/2025

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:

21/11/2025 09:42

281 Balwyn Road, Balwyn North Vic 3104



4 2 4

**Property Type:** House (Res)  
**Land Size:** 699 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,600,000 - \$2,680,000  
**Median House Price**  
21/11/2024 - 20/11/2025: \$2,344,400

## Comparable Properties



**4 Sylvan St BALWYN NORTH 3104 (REI)**

**Agent Comments**

3 1 2

**Price:** \$2,610,000  
**Method:** Private Sale  
**Date:** 30/10/2025  
**Property Type:** House (Res)  
**Land Size:** 929 sqm approx



**16 Cumberland Av BALWYN NORTH 3104 (REI)**

**Agent Comments**

4 2 3

**Price:** \$2,650,000  
**Method:** Auction Sale  
**Date:** 18/10/2025  
**Property Type:** House (Res)  
**Land Size:** 669 sqm approx



**22 Cascade St BALWYN NORTH 3104 (REI/VG)**

**Agent Comments**

5 2 2

**Price:** \$2,600,000  
**Method:** Auction Sale  
**Date:** 13/09/2025  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx

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



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