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	32 Harrington Avenue, Balwyn North Vic 3104
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,600,000	&	\$2,850,000
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Median sale price

Median price	\$2,150,000	Pro	perty Type	House		Suburb	Balwyn North
Period - From	01/07/2025	to	30/09/2025	9	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

Address of comparable property		Price	Date of sale
1	16 Wynyard Cr BALWYN NORTH 3104	\$2,880,000	11/10/2025
2	18 Wild Life Pde BALWYN NORTH 3104	\$2,668,000	30/08/2025
3	1A Sweyn St BALWYN NORTH 3104	\$2,990,000	05/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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 10:22





Simon Dale 0425771377 sdale@bigginscott.com.au

Indicative Selling Price \$2,600,000 - \$2,850,000 **Median House Price** September quarter 2025: \$2,150,000





Property Type: House

Land Size: 1137 sqm approx sqm

Agent Comments

Comparable Properties



16 Wynyard Cr BALWYN NORTH 3104 (REI)



Price: \$2,880,000 Method: Auction Sale Date: 11/10/2025

Property Type: House (Res) Land Size: 1116 sqm approx

Agent Comments

Similar land size, within 1.11km from subject property, 4 x bedrooms, 3 x bathrooms, 2 x car



18 Wild Life Pde BALWYN NORTH 3104 (REI)

Price: \$2,668,000 Method: Auction Sale Date: 30/08/2025



Property Type: House (Res)

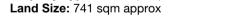




Smaller land size, 3 x bedroom, within 0.35km from subject property, 3 x

bedroom, 1 x bath, 2 x car

Agent Comments





1A Sweyn St BALWYN NORTH 3104 (REI/VG)





Price: \$2,990,000 Method: Auction Sale Date: 05/07/2025

Property Type: House (Res) Land Size: 1234 sqm approx

Agent Comments

Larger land size, obtuse shape block, within 0.3km from subject property, 5 x bedrooms, 4 x bathrooms, 4 x car

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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