

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

32 Harrington Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,600,000 & \$2,850,000

Median sale price

Median price \$2,150,000 Property Type House Suburb Balwyn North

Period - From 01/07/2025 to 30/09/2025 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 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 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 10:22



4 bedrooms 2 bathrooms 4 car spaces

Property Type: House
Land Size: 1137 sqm approx sqm approx
Agent Comments

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

Comparable Properties



16 Wynyard Cr BALWYN NORTH 3104 (REI)

4 bedrooms 3 bathrooms 2 car spaces

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)

3 bedrooms 1 bathroom 2 car spaces

Price: \$2,668,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 741 sqm approx

Agent Comments

Smaller land size, 3 x bedroom, within 0.35km from subject property, 3 x bedroom, 1 x bath, 2 x car



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

5 bedrooms 4 bathrooms 4 car spaces

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

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