

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

125 Maud Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$2,238,000

Property Type House

Suburb Balwyn North

Period - From 01/07/2025

to

30/06/2026

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	19 Metung St BALWYN 3103	\$2,650,000	29/06/2026
2	14 Kalimna St BALWYN 3103	\$2,423,000	03/06/2026
3	14 Monash Av BALWYN 3103	\$2,580,000	30/05/2026

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:

13/07/2026 10:17

125 Maud Street, Balwyn North Vic 3104



 4  2  1

Rooms: 8
Property Type: House (Res)
Land Size: 773 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
Year ending June 2026: \$2,238,000

Comparable Properties



19 Metung St BALWYN 3103 (REI)

Agent Comments

 4  2  2

Price: \$2,650,000
Method: Private Sale
Date: 29/06/2026
Property Type: House
Land Size: 673 sqm approx



14 Kalimna St BALWYN 3103 (REI/VG)

Agent Comments

 3  1  3

Price: \$2,423,000
Method: Private Sale
Date: 03/06/2026
Property Type: House
Land Size: 685 sqm approx



14 Monash Av BALWYN 3103 (REI)

Agent Comments

 3  2  3

Price: \$2,580,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House
Land Size: 667 sqm approx

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



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