

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

41 Hertford Crescent, Balwyn VIC 3103

Indicative selling price

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

Range between

\$1,900,000

&

\$2,090,000

Median sale price

Median price

\$2,850,000

Property Type

House

Suburb

Balwyn

Period - From

28/10/2024

to

27/04/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
39 Strabane Av, Mont Albert North Vic	\$1,860,000	08/03/2025
1 Como Av, Surrey Hills Vic	\$1,900,000	30/11/2024
254 Belmore Rd, Balwyn Vic	\$2,080,000	01/04/2025

This Statement of Information was prepared on:

28/04/2025