

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

38 Sevenoaks Street, Balwyn VIC 3103

Indicative selling price

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

Range between

\$3,300,000

&

\$3,630,000

Median sale price

Median price

\$2,850,000

Property Type

House

Suburb

Balwyn

Period - From

08/10/2024

to

07/04/2025

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
17 Terry St, Deepdene Vic	\$3,460,000	03/12/2024
16 Chelmsford St, Balwyn North Vic	\$3,500,000	16/02/2025
34 Sevenoaks St, Balwyn Vic	\$3,556,000	10/10/2024

This Statement of Information was prepared on:

08/04/2025