

# 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

1a Cascade Street, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$3,500,000

### Median sale price

Median price

\$2,300,000

Property Type

House

Suburb

Balwyn North

Period - From

01/01/2026

to

31/03/2026

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	2 Segtoun St KEW 3101	\$3,851,000	23/03/2026
2	14 Morris St BALWYN NORTH 3104	\$3,765,000	21/03/2026
3	52 Otterington Gr IVANHOE EAST 3079	\$3,610,000	02/12/2025

**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:

06/05/2026 12:57

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 5  5  2

**Property Type:** House  
**Land Size:** 586 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,500,000  
**Median House Price**  
March quarter 2026: \$2,300,000

## Comparable Properties



**2 Segtoune St KEW 3101 (REI)**

[Agent Comments](#)

 6  3  4

**Price:** \$3,851,000  
**Method:** Private Sale  
**Date:** 23/03/2026  
**Property Type:** House (Res)



**14 Morris St BALWYN NORTH 3104 (REI)**

[Agent Comments](#)

 5  3  2

**Price:** \$3,765,000  
**Method:** Auction Sale  
**Date:** 21/03/2026  
**Property Type:** House (Res)  
**Land Size:** 640 sqm approx



**52 Otterington Gr IVANHOE EAST 3079 (REI/VG)**

[Agent Comments](#)

 5  3  2

**Price:** \$3,610,000  
**Method:** Private Sale  
**Date:** 02/12/2025  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 578 sqm approx

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