

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 Frederick Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$3,950,000 & \$4,345,000

Median sale price

Median price \$2,834,000 Property Type House Suburb Balwyn

Period - From 10/03/2025 to 09/03/2026 Source Property Data

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	31 Burroughs Rd BALWYN 3103	\$4,146,000	07/03/2026
2	7 Monash Av BALWYN 3103	\$3,950,000	24/02/2026
3	27 Monash Av BALWYN 3103	\$4,202,000	29/11/2025

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: 10/03/2026 22:53



 5
  4
  2

Property Type: House (Res)

Land Size: 674 sqm approx

Agent Comments

Indicative Selling Price

\$3,950,000 - \$4,345,000

Median House Price

10/03/2025 - 09/03/2026: \$2,834,000

Comparable Properties



31 Burroughs Rd BALWYN 3103 (REI)

Agent Comments

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Price: \$4,146,000

Method: Auction Sale

Date: 07/03/2026

Property Type: House (Res)

Land Size: 730 sqm approx



7 Monash Av BALWYN 3103 (REI)

Agent Comments

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  2
  2

Price: \$3,950,000

Method: Sold Before Auction

Date: 24/02/2026

Property Type: House (Res)

Land Size: 662 sqm approx



27 Monash Av BALWYN 3103 (REI)

Agent Comments

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  3
  2

Price: \$4,202,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 675 sqm approx

Account - Buxton Balwyn-Canterbury | P: 03 9006 8977



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