

## 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

2/4 LUENA ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$995,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,110,000

Property type

Unit

Suburb

Balwyn North

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

### 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 6 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

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| 2/57 STRABANE AVENUE MONT ALBERT NORTH VIC 3129  | \$950,000 | 14-Apr-26 |
| 6/45 ORCHARD CRESCENT MONT ALBERT NORTH VIC 3129 | \$975,000 | 28-Jan-26 |
|                                                  |           |           |

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 6 months.

This Statement of Information was prepared on: 07 May 2026



**2/57 STRABANE AVENUE MONT  
ALBERT NORTH VIC 3129**

Sold Price

**\$950,000**

Sold Date

**14-Apr-26**

 3

 2

 1

Distance

**0.95km**



**6/45 ORCHARD CRESCENT MONT  
ALBERT NORTH VIC 3129**

Sold Price

**\$975,000**

Sold Date

**28-Jan-26**

 3

 3

 2

Distance

**0.99km**

RS = Recent sale

UN = Undisclosed Sale

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