

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

63 Monash Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,300,000 & \$2,530,000

Median sale price

Median price \$2,789,000 Property Type House Suburb Balwyn

Period - From 01/10/2025 to 31/12/2025 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	23 Clayton Rd BALWYN 3103	\$2,424,000	28/03/2026
2	41 Elliott Av BALWYN 3103	\$2,573,000	21/03/2026
3	1 Tormey St BALWYN NORTH 3104	\$2,440,000	21/03/2026

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:

08/04/2026 11:31



 3
  2
  2

Property Type: House
Land Size: 610 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,300,000 - \$2,530,000
Median House Price
 December quarter 2025: \$2,789,000

Comparable Properties



23 Clayton Rd BALWYN 3103 (REI)

Agent Comments

 4
  2
  1

Price: \$2,424,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 680 sqm approx



41 Elliott Av BALWYN 3103 (REI)

Agent Comments

 3
  1
  1

Price: \$2,573,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 710 sqm approx



1 Tormey St BALWYN NORTH 3104 (REI)

Agent Comments

 4
  2
  2

Price: \$2,440,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 653 sqm approx

Account - Jellis Craig | P: 98305966



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