

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

21 Dight Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between \$4,600,000

&

\$5,000,000

Median sale price

Median price \$2,300,000

Property Type House

Suburb Balwyn North

Period - From 01/04/2025

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	27 Hood St BALWYN NORTH 3104	\$4,775,000	14/03/2026
2	66 Gordon St BALWYN 3103	\$5,060,000	13/03/2026
3			

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:

30/06/2026 16:20



 5  5  2

Property Type: House

Land Size: 602 sqm approx

Agent Comments

Comparable Properties



27 Hood St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 5  5  4

Price: \$4,775,000

Method: Expression of Interest

Date: 14/03/2026

Property Type: House (Res)

Land Size: 635 sqm approx



66 Gordon St BALWYN 3103 (REI)

Agent Comments

 6  5  4

Price: \$5,060,000

Method: Private Sale

Date: 13/03/2026

Property Type: House (Res)

Land Size: 718 sqm approx

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.