

# 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

16 Cumberland Avenue, 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)

Range between

\$2,250,000

&

\$2,450,000

### Median sale price

Median price

\$2,260,000

Property Type

House

Suburb

Balwyn North

Period - From

24/03/2025

to

23/09/2025

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
10 Crom St, Balwyn Vic	\$2,550,331	20/08/2025
53 Lansdown St, Balwyn North Vic	\$2,550,000	23/05/2025
4 Kawarren St, Balwyn North Vic	\$2,390,000	29/03/2025

This Statement of Information was prepared on:

24/09/2025

16 Cumberland Avenue, Balwyn North VIC 3104



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Property Type: House  
DÉSIRÉE Wakim  
0388624926  
0412 336 266  
desiree.wakim@marshallwhite.com.au  
Indicative Selling Price  
\$2,250,000 - \$2,450,000  
Median House Price  
Year ending September 2025: \$2,260,000

## Comparable Properties



10 Crom St, Balwyn Vic

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Price: \$2,550,331  
Method: Private Sale  
Date: 20/08/2025  
Property Type: House  
Land Size: 660 sqm approx



53 Lansdown St, Balwyn North Vic

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Price: \$2,550,000  
Method: Sold Before Auction  
Date: 23/05/2025  
Property Type: House  
Land Size: 720 sqm approx



4 Kawarren St, Balwyn North Vic

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Price: \$2,390,000  
Method: Auction Sale  
Date: 29/03/2025  
Property Type: House  
Land Size: 674 sqm approx

Account - Marshall White - Hawthorn | P: 98229999



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