

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

2A Nott Street, Balwyn Vic 3103

Indicative selling price

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

Single price

\$1,610,000

Median sale price

Median price

\$2,860,000

Property Type

House

Suburb

Balwyn

Period - From

01/01/2025

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	2 Thornton Av SURREY HILLS 3127	\$1,532,000	19/12/2025
2	16 Head St BALWYN 3103	\$1,560,000	29/10/2025
3	6 Robert St BALWYN NORTH 3104	\$1,650,000	17/09/2025

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:

14/02/2026 13:56



2
 1
 2

Property Type: House
Land Size: 420 sqm approx
Agent Comments

Indicative Selling Price
 \$1,610,000
Median House Price
 Year ending December 2025: \$2,860,000

Comparable Properties



2 Thornton Av SURREY HILLS 3127 (REI/VG)

Agent Comments

2
 1
 1

Price: \$1,532,000
Method: Private Sale
Date: 19/12/2025
Property Type: House
Land Size: 324 sqm approx



16 Head St BALWYN 3103 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,560,000
Method: Sold Before Auction
Date: 29/10/2025
Property Type: House (Res)
Land Size: 523 sqm approx



6 Robert St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,650,000
Method: Private Sale
Date: 17/09/2025
Property Type: House
Land Size: 468 sqm approx

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