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	1/13-15 LEMON ROAD BALWYN NORTH VIC 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,000,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,055,000	Property type	Unit	Suburb	Balwyn North
Period-from	01 Dec 2024	to	30 Nov 2025	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
7/60 SWEYN STREET BALWYN NORTH VIC 3104	$1,110,000	16-Aug-25
2/335 DONCASTER ROAD BALWYN NORTH VIC 3104	$1,050,000	19-Oct-23

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: 16 December 2025

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7/60 SWEYN STREET BALWYN NORTH VIC 3104

3 2 2

Sold Price **$1,110,000** Sold Date **16-Aug-25**

Distance **0.33km**



2/335 DONCASTER ROAD BALWYN NORTH VIC 3104

2 2 1

Sold Price **$1,050,000** Sold Date **19-Oct-23**

Distance **0.51km**

RS = Recent sale **UN** = Undisclosed Sale

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