

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

36 Sylvander Street, Balwyn North Vic 3104

Indicative selling price

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

Single price

\$1,730,000

Median sale price

Median price

\$2,250,000

Property Type

House

Suburb

Balwyn North

Period - From

17/08/2025

to

16/08/2026

Source

Property Data

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	10a The Nook BALWYN NORTH 3104	\$1,710,000	07/08/2026
2	16 Glenthorn Av BALWYN NORTH 3104	\$1,770,000	22/07/2026
3	11 Milne Rd MONT ALBERT NORTH 3129	\$1,700,000	06/07/2026

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:

17/08/2026 14:36



4 2 2

Property Type: House (Res)

Land Size: 468 sqm approx

Agent Comments

Indicative Selling Price

\$1,730,000

Median House Price

17/08/2025 - 16/08/2026: \$2,250,000

Comparable Properties



10a The Nook BALWYN NORTH 3104 (REI)

Agent Comments

4 3 1

Price: \$1,710,000

Method: Private Sale

Date: 07/08/2026

Property Type: House (Res)



16 Glenthorn Av BALWYN NORTH 3104 (REI)

Agent Comments

4 3 2

Price: \$1,770,000

Method: Private Sale

Date: 22/07/2026

Property Type: House



11 Milne Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

3 2 2

Price: \$1,700,000

Method: Private Sale

Date: 06/07/2026

Property Type: House

Account - Harcourts Vermont South | P: 03 98861008