

## 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

19 CENTRAL 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,400,000

&

\$2,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,319,400

Property type

House

Suburb

Balwyn North

Period-from

01 Apr 2025

to

31 Mar 2026

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

|  |             |           |
|--|-------------|-----------|
| 19 ARAMA STREET BALWYN NORTH VIC 3104  | \$2,480,000 | 22-Feb-25 |
| 35 ALMOND STREET BALWYN NORTH VIC 3104 | \$2,550,000 | 22-Jun-25 |
| 7 GOULD STREET BALWYN NORTH VIC 3104   | \$2,656,000 | 11-Oct-25 |

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: 02 April 2026


**19 ARAMA STREET BALWYN  
NORTH VIC 3104**
 4   
  3   
  2

 Sold Price    **\$2,480,000**    Sold Date    **22-Feb-25**

 Distance    **1.03km**

**35 ALMOND STREET BALWYN  
NORTH VIC 3104**
 4   
  3   
  2

 Sold Price    **\$2,550,000**    Sold Date    **22-Jun-25**

 Distance    **0.86km**

**7 GOULD STREET BALWYN NORTH  
VIC 3104**
 4   
  3   
  2

 Sold Price    **\$2,656,000**    Sold Date    **11-Oct-25**

 Distance    **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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