

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 30 Kawarren Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$2,300,000 Property Type House Suburb Balwyn North

Period - From 01/04/2025 to 31/03/2026 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	195 Doncaster Rd BALWYN NORTH 3104	\$1,700,000	07/05/2026
2	25 Nevada St BALWYN NORTH 3104	\$1,950,000	26/03/2026
3	17 Pavo St BALWYN NORTH 3104	\$1,800,000	21/03/2026

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: 25/05/2026 11:56

30 Kawarren Street, Balwyn North Vic 3104



 4  3  2

Property Type: House (Res)
Land Size: 673 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
Year ending March 2026: \$2,300,000

Comparable Properties



195 Doncaster Rd BALWYN NORTH 3104 (REI)

Agent Comments

 4  2  2

Price: \$1,700,000
Method: Sold Before Auction
Date: 07/05/2026
Property Type: House (Res)
Land Size: 715 sqm approx



25 Nevada St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,950,000
Method: Sold Before Auction
Date: 26/03/2026
Property Type: House (Res)
Land Size: 705 sqm approx



17 Pavo St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,800,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 700 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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