

# 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 5 Larbert 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)

Range between \$2,000,000 & \$2,200,000

### 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.

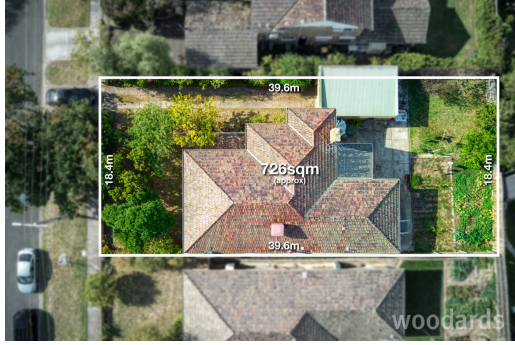
	Address of comparable property	Price	Date of sale
1	29 Nevada St BALWYN NORTH 3104	\$2,000,000	09/06/2026
2	13 Willis St BALWYN NORTH 3104	\$1,910,000	06/06/2026
3	20 Reading Av BALWYN NORTH 3104	\$2,000,000	25/05/2026

**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: 12/06/2026 11:36

5 Larbert Avenue, Balwyn North Vic 3104



**Property Type:** House (Res)

**Land Size:** 724 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

Year ending March 2026: \$2,300,000

## Comparable Properties



**29 Nevada St BALWYN NORTH 3104 (REI)**

**Agent Comments**



**Price:** \$2,000,000

**Method:** Private Sale

**Date:** 09/06/2026

**Property Type:** House

**Land Size:** 703 sqm approx



**13 Willis St BALWYN NORTH 3104 (REI)**

**Agent Comments**



**Price:** \$1,910,000

**Method:** Sold Before Auction

**Date:** 06/06/2026

**Property Type:** House

**Land Size:** 715 sqm approx



**20 Reading Av BALWYN NORTH 3104 (REI)**

**Agent Comments**



**Price:** \$2,000,000

**Method:** Private Sale

**Date:** 25/05/2026

**Property Type:** House

**Land Size:** 920 sqm approx

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



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