

## 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

12 UPLANDS ROAD 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

\$2,700,000

&

\$2,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,302,500

Property type

House

Suburb

Balwyn North

Period-from

01 Oct 2024

to

30 Sep 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

22 MAYLANDS AVENUE BALWYN NORTH VIC 3104	\$2,800,000	31-Aug-25
30 ROPLEY AVENUE BALWYN VIC 3103	\$2,818,000	24-May-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: 23 October 2025



**22 MAYLANDS AVENUE BALWYN NORTH VIC 3104** Sold Price <sup>RS</sup> **\$2,800,000** <sup>UN</sup> Sold Date **31-Aug-25**

 5  3  2

Distance **0.27km**



**30 ROPLEY AVENUE BALWYN VIC 3103** Sold Price **\$2,818,000** Sold Date **24-May-25**

 4  3  2

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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