

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 Harrington Avenue, Balwyn North Vic 3104

Indicative selling price

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

Single price

\$2,850,000

Median sale price

Median price

\$2,269,000

Property Type

House

Suburb

Balwyn North

Period - From

08/08/2025

to

07/08/2026

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	14 Wynyard Cr BALWYN NORTH 3104	\$2,805,000	15/03/2026
2	22 Hosken St BALWYN NORTH 3104	\$2,860,000	13/03/2026
3			

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:

08/08/2026 15:57



3 2 2

Property Type: House
Land Size: 1011 sqm approx
Agent Comments

Indicative Selling Price
\$2,850,000

Median House Price
08/08/2025 - 07/08/2026: \$2,269,000

Comparable Properties



14 Wynyard Cr BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 1 2

Price: \$2,805,000
Method: Expression of Interest
Date: 15/03/2026
Property Type: House (Res)
Land Size: 1198 sqm approx



22 Hosken St BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 3 2

Price: \$2,860,000
Method: Sold Before Auction
Date: 13/03/2026
Property Type: House (Res)
Land Size: 1027 sqm approx

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.

Account - Kay & Burton (Flinders) | P: 03 5989 1000 | F: 03 5989 0171



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