

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

1 Wanbrow Avenue, Balwyn North VIC 3104

Indicative selling price

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

Single price

\$4,180,000

Median sale price

Median price

\$2,300,000

Property Type

House

Suburb

Balwyn North

Period - From

01/11/2025

to

30/04/2026

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

- 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.

Address of comparable property	Price	Date of sale
22 Trafalgar St, Mont Albert Vic	\$4,300,000	21/02/2026

This Statement of Information was prepared on:

01/05/2026