

# 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 Wynyard Crescent, 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)

Single price

\$3,030,000

### Median sale price

Median price

\$2,300,000

Property Type

House

Suburb

Balwyn North

Period - From

14/12/2025

to

13/06/2026

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 |
|----------------------------------|-------------|--------------|
| 14 Viewhill Rd, Balwyn North Vic | \$3,040,000 | 18/12/2025   |
|                                  |             |              |
|                                  |             |              |

This Statement of Information was prepared on:

14/06/2026