

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

4 Page Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$4,900,000

&

\$5,300,000

Median sale price

Median price \$2,088,000

Property Type House

Suburb Balwyn North

Period - From 01/04/2026

to 30/06/2026

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	27 Tuxen St BALWYN NORTH 3104	\$6,480,000	21/05/2026
2	14 Henley St BALWYN 3103	\$6,318,000	06/05/2026
3	14 Elliott Av BALWYN 3103	\$5,500,000	20/11/2025

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:

14/09/2026 15:14



 5  5  7

Property Type: House
Land Size: 596 sqm approx

Agent Comments

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.

Indicative Selling Price

\$4,900,000 - \$5,300,000

Median House Price

June quarter 2026: \$2,088,000

Comparable Properties



27 Tuxen St BALWYN NORTH 3104 (REI)

Agent Comments

 6  6  4

Price: \$6,480,000
Method: Private Sale
Date: 21/05/2026
Property Type: House (Res)
Land Size: 920 sqm approx



14 Henley St BALWYN 3103 (REI)

Agent Comments

 5  5  4

Price: \$6,318,000
Method: Private Sale
Date: 06/05/2026
Property Type: House
Land Size: 715 sqm approx



14 Elliott Av BALWYN 3103 (REI)

Agent Comments

 5  6  3

Price: \$5,500,000
Method: Private Sale
Date: 20/11/2025
Property Type: House
Land Size: 659 sqm approx

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