

# 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

7 Trentwood Avenue, 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)

Range between \$1,550,000

&

\$1,600,000

### Median sale price

Median price \$2,150,000

Property Type House

Suburb Balwyn North

Period - From 01/07/2025

to

30/09/2025

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 | 15 Jocelyn Av BALWYN NORTH 3104        | \$1,270,000 | 15/11/2025   |
| 2 | 11 Koonung St BALWYN NORTH 3104        | \$1,750,000 | 01/07/2025   |
| 3 | 152 Mountain View Rd BALWYN NORTH 3104 | \$1,600,000 | 27/06/2025   |

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:

21/11/2025 17:05



 3  1  1

**Property Type:** House  
**Land Size:** 675 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,600,000  
**Median House Price**  
September quarter 2025: \$2,150,000

## Comparable Properties



**15 Jocelyn Av BALWYN NORTH 3104 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,270,000  
**Method:** Sold Before Auction  
**Date:** 15/11/2025  
**Property Type:** House  
**Land Size:** 639 sqm approx



**11 Koonung St BALWYN NORTH 3104 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$1,750,000  
**Method:** Sold Before Auction  
**Date:** 01/07/2025  
**Property Type:** House (Res)  
**Land Size:** 658 sqm approx



**152 Mountain View Rd BALWYN NORTH 3104 (VG)**

**Agent Comments**

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**Price:** \$1,600,000  
**Method:** Sale  
**Date:** 27/06/2025  
**Property Type:** House (Res)  
**Land Size:** 629 sqm approx

**Account - Barry Plant** | P: 03 9842 8888