

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

1/31 Weir Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$790,000

Property Type Unit

Suburb Balwyn

Period - From 22/07/2024

to

21/07/2025

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	6/23-25 Ross St SURREY HILLS 3127	\$738,000	05/07/2025
2	2/7 Leopold Cr MONT ALBERT 3127	\$761,000	23/04/2025
3	5/6 Essex Rd SURREY HILLS 3127	\$761,000	15/03/2025

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:

22/07/2025 15:22

1/31 Weir Street, Balwyn Vic 3103

JellisCraig



2 1 1

Rooms: 5
Property Type: Unit
Agent Comments

Patrick Dennis
03 9831 2815
0409 321 159
patrickdennis@jellisrcraig.com.au

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
22/07/2024 - 21/07/2025: \$790,000

Comparable Properties



6/23-25 Ross St SURREY HILLS 3127 (REI)

Agent Comments

2 1 1

Price: \$738,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Unit



2/7 Leopold Cr MONT ALBERT 3127 (REI/VG)

Agent Comments

2 1 1

Price: \$761,000
Method: Private Sale
Date: 23/04/2025
Property Type: Unit
Land Size: 85 sqm approx



5/6 Essex Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

2 1 1

Price: \$761,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Unit

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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