

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

67 Yerrin Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$5,200,000

&

\$5,700,000

Median sale price

Median price \$3,091,000

Property Type House

Suburb Balwyn

Period - From 01/04/2025

to

30/06/2025

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	55 Metung St BALWYN 3103	\$5,300,000	28/05/2025
2	30 Monash Av BALWYN 3103	\$5,388,888	05/03/2025
3	14 Ropley Av BALWYN 3103	\$5,680,000	28/02/2025

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:

24/07/2025 22:35

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Indicative Selling Price
\$5,200,000 - \$5,700,000

Median House Price
June quarter 2025: \$3,091,000



5 5 2

Property Type: House (Res)
Land Size: 739 sqm approx
Agent Comments

Comparable Properties



55 Metung St BALWYN 3103 (REI)

Agent Comments

5 5 2

Price: \$5,300,000
Method: Private Sale
Date: 28/05/2025
Property Type: House
Land Size: 649 sqm approx



30 Monash Av BALWYN 3103 (VG)

Agent Comments

5 - -

Price: \$5,388,888
Method: Sale
Date: 05/03/2025
Property Type: House (Res)
Land Size: 667 sqm approx



14 Ropley Av BALWYN 3103 (REI/VG)

Agent Comments

5 5 3

Price: \$5,680,000
Method: Private Sale
Date: 28/02/2025
Property Type: House (Res)
Land Size: 613 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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