Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	105/1084 Burke Road, Balwyn North Vic 3104
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,150,000	Pro	perty Type Un	it		Suburb	Balwyn North
Period - From	03/07/2024	to	02/07/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	10/56 Harp Rd KEW 3101	\$695,000	11/06/2025
2	209/78 Doncaster Rd BALWYN NORTH 3104	\$655,000	08/04/2025
3	210/78 Doncaster Rd BALWYN NORTH 3104	\$663,000	06/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/07/2025 21:32
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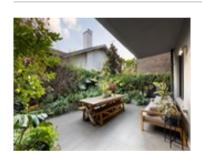
Indicative Selling Price \$650,000 - \$715,000 Median Unit Price 03/07/2024 - 02/07/2025: \$1,150,000



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Property Type: Strata Unit/Flat Agent Comments

Comparable Properties



10/56 Harp Rd KEW 3101 (REI)

2

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Price: \$695,000 Method: Private Sale Date: 11/06/2025

Property Type: Apartment

Agent Comments

209/78 Doncaster Rd BALWYN NORTH 3104 (REI/VG)

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Agent Comments

Price: \$655,000 **Method:** Private Sale **Date:** 08/04/2025

Property Type: Apartment



210/78 Doncaster Rd BALWYN NORTH 3104 (REI/VG)

2 = 2

Price: \$663,000 Method: Private Sale Date: 06/03/2025 Property Type: Unit Land Size: 79 sqm approx **Agent Comments**

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



