

# 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

105/1084 Burke Road, 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 \$650,000 & \$715,000

### Median sale price

Median price \$1,150,000

Property Type Unit

Suburb Balwyn North

Period - From 03/07/2024

to 02/07/2025

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	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 comparable properties 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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2 2 1

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$715,000  
**Median Unit Price**  
03/07/2024 - 02/07/2025: \$1,150,000

## Comparable Properties



**10/56 Harp Rd KEW 3101 (REI)**

**Agent Comments**

2 1 1

**Price:** \$695,000  
**Method:** Private Sale  
**Date:** 11/06/2025  
**Property Type:** Apartment

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

**Agent Comments**

2 2 1

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



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

**Agent Comments**

2 2 1

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

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



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