

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

106/201 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Single price

\$810,000

Median sale price

Median price

\$828,250

Property Type

Unit

Suburb

Balwyn

Period - From

01/07/2024

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	107/201 Whitehorse Rd BALWYN 3103	\$850,000	06/08/2025
2	516/188 Whitehorse Rd BALWYN 3103	\$781,500	17/06/2025
3	210/201 Whitehorse Rd BALWYN 3103	\$751,000	18/03/2025

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:

07/08/2025 14:45

106/201 Whitehorse Road, Balwyn Vic 3103

JellisCraig

Greg Bowring
0400 641 580
gregbowring@jelliscraig.com.au



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$810,000

Median Unit Price

Year ending June 2025: \$828,250

Comparable Properties



107/201 Whitehorse Rd BALWYN 3103 (REI)

Agent Comments

2 2 1

Price: \$850,000

Method: Private Sale

Date: 06/08/2025

Property Type: Apartment



516/188 Whitehorse Rd BALWYN 3103 (REI)

Agent Comments

3 2 2

Price: \$781,500

Method: Private Sale

Date: 17/06/2025

Property Type: Apartment



210/201 Whitehorse Rd BALWYN 3103 (REI/VG)

Agent Comments

2 2 2

Price: \$751,000

Method: Private Sale

Date: 18/03/2025

Property Type: Apartment

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



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