

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

108a Balwyn Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,437,500

Property Type Townhouse

Suburb Balwyn

Period - From 07/08/2024

to

06/08/2025

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	1/5 King St BALWYN 3103	\$1,230,000	31/05/2025
2	2/8 Bernborough Av BALWYN 3103	\$1,150,000	03/05/2025
3	1/17 Ruby St BALWYN 3103	\$1,120,000	19/03/2025

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 14:46



3
 1
 2

Rooms: 3

Property Type: House

Land Size: 354 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Townhouse Price

07/08/2024 - 06/08/2025: \$1,437,500

Comparable Properties



1/5 King St BALWYN 3103 (REI)

Agent Comments

2
 2
 1

Price: \$1,230,000

Method: Auction Sale

Date: 31/05/2025

Property Type: Townhouse (Res)



2/8 Bernborough Av BALWYN 3103 (REI/VG)

Agent Comments

2
 1
 1

Price: \$1,150,000

Method: Auction Sale

Date: 03/05/2025

Property Type: Villa



1/17 Ruby St BALWYN 3103 (REI/VG)

Agent Comments

2
 1
 1

Price: \$1,120,000

Method: Sold Before Auction

Date: 19/03/2025

Property Type: Villa

Account - Barry Plant | P: 03 9874 3355