

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

3/127 Balwyn Road, Balwyn Vic 3103

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$840,000

Property Type

Unit

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	6/9 Maylands Av BALWYN NORTH 3104	\$715,500	09/08/2025
2	3/28 Northcote Av BALWYN 3103	\$802,000	02/08/2025
3	4/9 Vauxhall Rd BALWYN 3103	\$790,000	25/06/2025

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:

11/08/2025 14:59

3/127 Balwyn Road, Balwyn Vic 3103

JellisCraig



 2  1  2

Property Type: Unit
Agent Comments

Jerry Lin
0416 062 668
JerryLin@jellisrcraig.com.au

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
June quarter 2025: \$840,000

Comparable Properties



6/9 Maylands Av BALWYN NORTH 3104 (REI)

Agent Comments

 2  1  1

Price: \$715,500
Method: Sold Before Auction
Date: 09/08/2025
Property Type: Unit



3/28 Northcote Av BALWYN 3103 (REI)

Agent Comments

 2  1  1

Price: \$802,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Unit



4/9 Vauxhall Rd BALWYN 3103 (REI)

Agent Comments

 2  1  1

Price: \$790,000
Method: Private Sale
Date: 25/06/2025
Property Type: Unit

Account - Jellis Craig | P: 98305966



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