

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

3/43 Yerrin Street, 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 \$1,462,000

Property Type Townhouse

Suburb Balwyn

Period - From 07/07/2024

to

06/07/2025

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 | 2/46 Belmore Rd BALWYN 3103 | \$1,462,000 | 24/05/2025 |
| 2 | 2/3 Raynes St BALWYN 3103 | \$1,450,000 | 19/03/2025 |
| 3 | 2/38 Nungerner St BALWYN 3103 | \$1,356,000 | 15/03/2025 |

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:

07/07/2025 09:40



3 2 2

Property Type: Villa Unit
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median Townhouse Price
07/07/2024 - 06/07/2025: \$1,462,000

Comparable Properties



2/46 Belmore Rd BALWYN 3103 (REI)

Agent Comments

3 2 3

Price: \$1,462,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)



2/3 Raynes St BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$1,450,000
Method: Private Sale
Date: 19/03/2025
Property Type: Townhouse (Single)
Land Size: 392 sqm approx



2/38 Nungerner St BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$1,356,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Res)