

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

59 Rochester Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,600,000

&

\$2,850,000

Median sale price

Median price \$3,091,000

Property Type House

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	204 Mont Albert Rd SURREY HILLS 3127	\$2,701,888	05/07/2025
2	33 Percy St BALWYN 3103	\$2,888,000	01/07/2025
3	5 Reid St BALWYN 3103	\$2,868,800	05/05/2025

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:

22/07/2025 13:26



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 598 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,850,000
Median House Price
June quarter 2025: \$3,091,000

Comparable Properties



204 Mont Albert Rd SURREY HILLS 3127 (REI)

Agent Comments

5 3 2

Price: \$2,701,888
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 663 sqm approx



33 Percy St BALWYN 3103 (REI)

Agent Comments

4 2 2

Price: \$2,888,000
Method: Private Sale
Date: 01/07/2025
Property Type: House
Land Size: 642 sqm approx



5 Reid St BALWYN 3103 (REI)

Agent Comments

4 2 1

Price: \$2,868,800
Method: Private Sale
Date: 05/05/2025
Property Type: House (Res)
Land Size: 651 sqm approx