

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

3/26 Jurang Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,400,000

&

\$1,450,000

Median sale price

Median price \$1,530,000

Property Type Townhouse

Suburb Balwyn

Period - From 16/06/2024

to

15/06/2025

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	1/535 Whitehorse Rd SURREY HILLS 3127	\$1,420,000	31/05/2025
2	2/3 Raynes St BALWYN 3103	\$1,450,000	19/03/2025
3	1/12 Wharton St SURREY HILLS 3127	\$1,450,000	07/02/2025

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:

16/06/2025 16:47



3 1 2

Property Type: Townhouse (Single)

Land Size: 200 sqm approx

Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,450,000
Median Townhouse Price
16/06/2024 - 15/06/2025: \$1,530,000

Comparable Properties



1/535 Whitehorse Rd SURREY HILLS 3127 (REI)

Agent Comments

3 2 2

Price: \$1,420,000
Method: Auction Sale
Date: 31/05/2025
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



1/12 Wharton St SURREY HILLS 3127 (VG)

Agent Comments

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Price: \$1,450,000
Method: Sale
Date: 07/02/2025
Property Type: Flat/Unit/Apartment (Res)