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

153 Balwyn Road, Balwyn Vic 3103

Indicative selling price

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

Range between $5,500,000 & $6,050,000

Median sale price

Median price	$2,840,000	Property Type	House	Suburb	Balwyn

Period - From	01/01/2025	to	31/03/2025	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	163 Maud St BALWYN NORTH 3104	$5,600,000	13/06/2025
2	14 Boston Rd BALWYN 3103	$5,868,000	04/04/2025
3	21 Palmer Av BALWYN 3103	$5,850,000	04/04/2025

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: 18/06/2025 17:35

CONSUMER AFFAIRS VICTORIA

RT Edgar

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Property Type: House

Agent Comments

Indicative Selling Price
$5,500,000 - $6,050,000
Median House Price
March quarter 2025: $2,840,000

Comparable Properties

163 Maud St BALWYN NORTH 3104 (REI)

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Price: $5,600,000
Method: Private Sale
Date: 13/06/2025
Property Type: House (Res)
Land Size: 717 sqm approx

Agent Comments

14 Boston Rd BALWYN 3103 (REI)

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Price: $5,868,000
Method: Auction Sale
Date: 04/04/2025
Property Type: House (Res)

Agent Comments

21 Palmer Av BALWYN 3103 (REI)

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Price: $5,850,000
Method: Private Sale
Date: 04/04/2025
Property Type: House
Land Size: 975 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088