

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

237/188 WHITEHORSE ROAD BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$535,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Balwyn

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

G19/188 WHITEHORSE ROAD BALWYN VIC 3103	\$535,000	15-May-24
G20/188 WHITEHORSE ROAD BALWYN VIC 3103	\$560,000	08-Mar-24

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 6 months.

This Statement of Information was prepared on: 20 July 2025



**G19/188 WHITEHORSE ROAD
BALWYN VIC 3103**

2 1 1

Sold Price

\$535,000

Sold Date **15-May-24**

Distance

0km



**G20/188 WHITEHORSE ROAD
BALWYN VIC 3103**

2 1 1

Sold Price

\$560,000

Sold Date **08-Mar-24**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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