

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

20 Westminster Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$3,700,000

&

\$3,900,000

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	24 Weybridge St SURREY HILLS 3127	\$3,770,000	15/03/2025
2	5 Harriett Cr MONT ALBERT 3127	\$3,750,000	04/03/2025
3			

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:

12/05/2025 12:50



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Property Type: House (Res)
Land Size: 1011 sqm approx
Agent Comments

Indicative Selling Price
\$3,700,000 - \$3,900,000
Median House Price
March quarter 2025: \$2,840,000

Comparable Properties



24 Weybridge St SURREY HILLS 3127 (REI)

Agent Comments

5 2 2

Price: \$3,770,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 780 sqm approx



5 Harriett Cr MONT ALBERT 3127 (REI/VG)

Agent Comments

5 4 2

Price: \$3,750,000
Method: Private Sale
Date: 04/03/2025
Property Type: House
Land Size: 658 sqm approx

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.