

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

2/10 Westminster Street, Balwyn Vic 3103

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$683,000

Property Type

Unit

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	2/7 Leopold Cr MONT ALBERT 3127	\$761,000	23/04/2025
2	7/216 Belmore Rd BALWYN 3103	\$765,000	12/04/2025
3	1/4 Westminster St BALWYN 3103	\$760,000	10/04/2025

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:

03/06/2025 14:26



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
March quarter 2025: \$683,000

Comparable Properties



2/7 Leopold Cr MONT ALBERT 3127 (REI/VG)

Agent Comments

2 1 1

Price: \$761,000
Method: Private Sale
Date: 23/04/2025
Property Type: Unit
Land Size: 85 sqm approx



7/216 Belmore Rd BALWYN 3103 (REI)

Agent Comments

2 1 1

Price: \$765,000
Method: Private Sale
Date: 12/04/2025
Property Type: Apartment

1/4 Westminster St BALWYN 3103 (VG)

Agent Comments

2 - -

Price: \$760,000
Method: Sale
Date: 10/04/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408