

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

6/4 Parring Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,438,000

Property Type Townhouse

Suburb Balwyn

Period - From 30/07/2024

to

29/07/2025

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	1/22 Rochester Rd CANTERBURY 3126	\$1,512,500	25/03/2025
2	2/3 Raynes St BALWYN 3103	\$1,450,000	19/03/2025
3	1/2 Erne St BALWYN 3103	\$1,470,000	14/03/2025

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:

30/07/2025 09:50

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3 1 1

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median Townhouse Price
30/07/2024 - 29/07/2025: \$1,438,000

Comparable Properties

1/22 Rochester Rd CANTERBURY 3126 (VG)

Agent Comments

3 - -

Price: \$1,512,500
Method: Sale
Date: 25/03/2025
Property Type: Flat/Unit/Apartment (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



1/2 Erne St BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$1,470,000
Method: Sold Before Auction
Date: 14/03/2025
Property Type: Unit