

# 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

2/8 Westminster Street, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$850,000

### Median sale price

Median price \$840,000 Property Type Unit Suburb Balwyn

Period - From 01/04/2025 to 30/06/2025 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	3/11 Northcote Av BALWYN 3103	\$790,000	24/06/2025
2	2/10 Westminster St BALWYN 3103	\$828,000	14/06/2025
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:

09/07/2025 16:53



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**Property Type:** Unit  
**Land Size:** 225 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$780,000 - \$850,000  
**Median Unit Price**  
June quarter 2025: \$840,000

## Comparable Properties



**3/11 Northcote Av BALWYN 3103 (REI)**

**Agent Comments**

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**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 24/06/2025  
**Property Type:** Unit



**2/10 Westminster St BALWYN 3103 (REI)**

**Agent Comments**

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**Price:** \$828,000  
**Method:** Auction Sale  
**Date:** 14/06/2025  
**Property Type:** Unit

**1/4 Westminster St BALWYN 3103 (VG)**

**Agent Comments**

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

**Account - Barry Plant** | P: 03 9842 8888