## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	
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#### Indicative selling price

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

, , , , , , , , , , , , , , , , , , , ,	Range between	\$780,000	&	\$850,000
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### Median sale price

Median price	\$840,000	Pro	perty Type U	nit		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

Add	dress 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

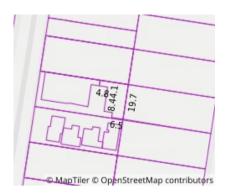
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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)

2

**—** 

1

**6** 

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



2/10 Westminster St BALWYN 3103 (REI)

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2

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



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**A** 4

**Agent Comments** 

1/4 Westminster St BALWYN 3103 (VG)

2





Price: \$760,000
Method: Sale

Date: 10/04/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888



