

# 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

304/200 Whitehorse Road, 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 \$600,000 & \$660,000

### 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	13/204 Whitehorse Rd BALWYN 3103	\$622,000	09/07/2025
2	G02/340 Whitehorse Rd BALWYN 3103	\$618,000	17/04/2025
3	105/85-101 Maling Rd CANTERBURY 3126	\$640,000	06/02/2025

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:

25/07/2025 10:17



 2  2  1

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median Unit Price**  
June quarter 2025: \$840,000

## Comparable Properties



**13/204 Whitehorse Rd BALWYN 3103 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$622,000  
**Method:** Private Sale  
**Date:** 09/07/2025  
**Property Type:** Unit



**G02/340 Whitehorse Rd BALWYN 3103 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$618,000  
**Method:** Private Sale  
**Date:** 17/04/2025  
**Property Type:** Apartment



**105/85-101 Maling Rd CANTERBURY 3126 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$640,000  
**Method:** Sold Before Auction  
**Date:** 06/02/2025  
**Property Type:** Unit