Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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 \$600,000	&	\$660,000
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Median sale price

Median price	\$840,000	Pro	perty 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

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

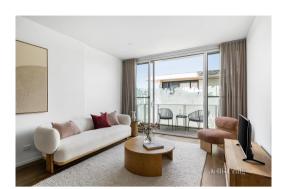


Date of sale

JellisCraig

Adele Mirabella 0422 570 429 adelemirabella@jelliscraig.com.au

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





Rooms: 3

Property Type: Apartment **Agent Comments**

Comparable Properties



13/204 Whitehorse Rd BALWYN 3103 (REI)

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

Agent Comments



G02/340 Whitehorse Rd BALWYN 3103 (REI)

2





Agent Comments

Price: \$618,000 Method: Private Sale Date: 17/04/2025

Property Type: Apartment



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

Price: \$640,000



Method: Sold Before Auction

Date: 06/02/2025 Property Type: Unit **Agent Comments**

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