

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

150-154 Winmalee Road, Balwyn Vic 3103

Indicative selling price

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

Range between

\$4,800,000

&

\$5,000,000

Median sale price

Median price

\$2,680,000

Property Type

House

Suburb

Balwyn

Period - From

07/09/2025

to

06/09/2026

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		
2		
3		

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:

07/09/2026 11:29

150-154 Winmalee Road, Balwyn Vic 3103

JellisCraig

Lloyd Lawton
03 9810 5054
0403229433

lloydlawton@jellisrcraig.com.au

Indicative Selling Price

\$4,800,000 - \$5,000,000

Median House Price

07/09/2025 - 06/09/2026: \$2,680,000



5 3 2

Rooms: 11

Property Type: House (Res)

Land Size: 1600 sqm approx

Agent Comments

Comparable Properties

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. There are no comparable properties only modern homes on smaller land sizes.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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