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

106/201 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$730,000		&		\$780,000			
Median sale p	rice							
Median price	\$840,000	Pro	operty Type	Unit			Suburb	Balwyn
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	7/216 Belmore Rd BALWYN 3103	\$765,000	12/04/2025
2	36/1245 Burke Rd KEW 3101	\$735,000	26/03/2025
3	210/201 Whitehorse Rd BALWYN 3103	\$751,000	18/03/2025

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:

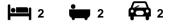
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Greg Bowring 0400 641 580 gregbowring@jelliscraig.com.au

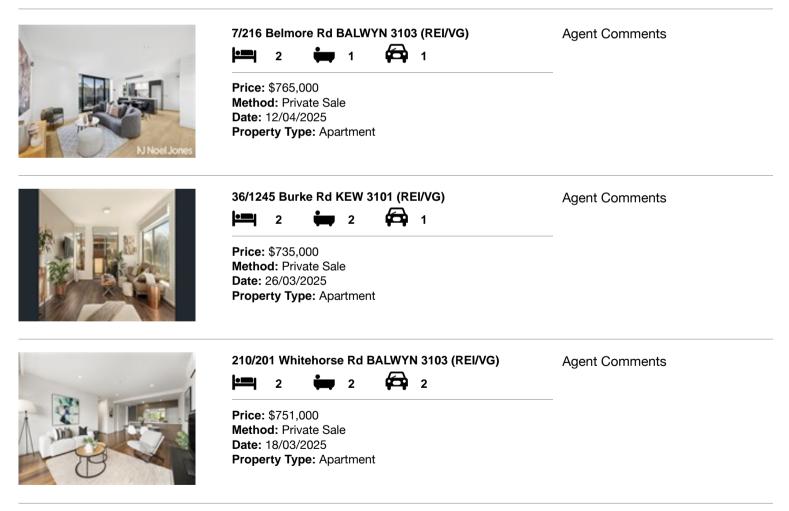




Property Type: Apartment Agent Comments

Indicative Selling Price \$730,000 - \$780,000 Median Unit Price June quarter 2025: \$840,000

Comparable Properties



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