

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000

&

\$780,000

### 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 | 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:

15/07/2025 15:46



2 2 2

**Property Type:** Apartment  
**Agent Comments**

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

## Comparable Properties



**7/216 Belmore Rd BALWYN 3103 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 12/04/2025  
**Property Type:** Apartment



**36/1245 Burke Rd KEW 3101 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 26/03/2025  
**Property Type:** Apartment



**210/201 Whitehorse Rd BALWYN 3103 (REI/VG)**

**Agent Comments**

2 2 2

**Price:** \$751,000  
**Method:** Private Sale  
**Date:** 18/03/2025  
**Property Type:** Apartment