

## 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

5 HALSEY STREET BALNARRING VIC 3926

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,190,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Balnarring

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

29 HALSEY STREET BALNARRING VIC 3926	\$1,200,000	18-Apr-25
18 HALSEY STREET BALNARRING VIC 3926	\$994,000	15-Apr-25

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 6 months.

This Statement of Information was prepared on: 23 June 2025



**29 HALSEY STREET BALNARRING VIC 3926** Sold Price **\$1,200,000** Sold Date **18-Apr-25**  
Distance **0.32km**

 3  1  2



**18 HALSEY STREET BALNARRING VIC 3926** Sold Price **\$994,000** Sold Date **15-Apr-25**  
Distance **0.27km**

 3  2  2

RS = Recent sale      UN = Undisclosed Sale

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