

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

135 & 135a Gordon Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,800,000 & \$3,000,000

Median sale price

Median price \$2,840,000 Property Type House Suburb Balwyn

Period - From 01/01/2025 to 31/03/2025 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	916 Burke Rd DEEPDENE 3103	\$3,100,000	10/04/2025
2	108 Gordon St BALWYN 3103	\$2,800,000	27/02/2025
3	106 Gordon St BALWYN 3103	\$2,740,000	27/02/2025

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:

16/04/2025 11:38

2 1 1

Property Type: House (Res)
Land Size: 451 sqm approx
Agent Comments

Indicative Selling Price
\$2,800,000 - \$3,000,000
Median House Price
March quarter 2025: \$2,840,000

Comparable Properties



916 Burke Rd DEEPDENE 3103 (REI)

Agent Comments

5 3 3

Price: \$3,100,000
Method: Sold Before Auction
Date: 10/04/2025
Property Type: House
Land Size: 905 sqm approx



108 Gordon St BALWYN 3103 (REI/VG)

Agent Comments

3 1 1

Price: \$2,800,000
Method: Private Sale
Date: 27/02/2025
Property Type: Land (Res)
Land Size: 1308 sqm approx



106 Gordon St BALWYN 3103 (REI/VG)

Agent Comments

3 1 1

Price: \$2,740,000
Method: Private Sale
Date: 27/02/2025
Property Type: House
Land Size: 1308 sqm approx