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	18 Ropley Avenue, Balwyn Vic 3103

Indicative selling price

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

Single price $2,995,000

Median sale price

Median price $2,860,000 Property Type House Suburb Balwyn

Period - From 01/01/2025 to 31/12/2025 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	181 Cotham Rd KEW 3101	$3,085,000	22/11/2025
2	14 Oswin St KEW EAST 3102	$3,150,000	03/11/2025
3	15 King St BALWYN 3103	$3,265,000	28/10/2025

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: 24/02/2026 16:22

18 Ropley Avenue, Balwyn Vic 3103



4 2 3

Property Type: House
Land Size: 641 sqm approx

Agent Comments

Indicative Selling Price
$2,995,000
Median House Price
Year ending December 2025: $2,860,000

Comparable Properties



181 Cotham Rd KEW 3101 (REI)

4 2 2

Price: $3,085,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 687 sqm approx

Agent Comments



14 Oswin St KEW EAST 3102 (REI)

5 3 2

Price: $3,150,000
Method: Private Sale
Date: 03/11/2025
Property Type: House (Res)
Land Size: 738 sqm approx

Agent Comments



15 King St BALWYN 3103 (REI/VG)

5 4 2

Price: $3,265,000
Method: Private Sale
Date: 28/10/2025
Property Type: House
Land Size: 743 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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