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	201/200 WHITEHORSE ROAD BALWYN VIC 3103

Indicative selling price

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

~~Single Price~~		or range between	$750,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$826,500	Property type	Unit	Suburb	Balwyn
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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
107/201 WHITEHORSE ROAD BALWYN VIC 3103	$850,000	01-Aug-25
5/206 WHITEHORSE ROAD BALWYN VIC 3103	$730,000	18-Sep-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.

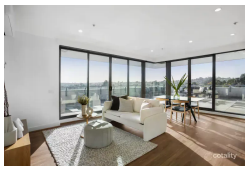
This Statement of Information was prepared on: 25 November 2025

LANGWELL HARPER

Peter Daicos

M 0413757357

E peterd@langwellharper.com.au



107/201 WHITEHORSE ROAD BALWYN VIC 3103

2 2 1

Sold Price **$850,000** Sold Date **01-Aug-25**

Distance **0.43km**



5/206 WHITEHORSE ROAD BALWYN VIC 3103

2 1 1

Sold Price **$730,000** Sold Date **18-Sep-25**

Distance **0.05km**

RS = Recent sale **UN** = Undisclosed Sale

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