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	2/180 DONCASTER ROAD BALWYN NORTH VIC 3104

Indicative selling price

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

Single Price	$828,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,110,000	Property type	Unit	Suburb	Balwyn North
Period-from	01 Mar 2025	to	28 Feb 2026	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
2/1 CORHAMPTON ROAD BALWYN NORTH VIC 3104	$850,000	30-Sep-25
1/3 CORHAMPTON ROAD BALWYN NORTH VIC 3104	$838,000	20-Sep-25
4/4 MAYLANDS AVENUE BALWYN NORTH VIC 3104	$840,000	12-Mar-26

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: 17 March 2026

Harcourts Balwyn

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2/1 CORHAMPTON ROAD BALWYN NORTH VIC 3104

2 1 1

Sold Price **$850,000** Sold Date **30-Sep-25**

Distance **1.34km**



1/3 CORHAMPTON ROAD BALWYN NORTH VIC 3104

2 1 1

Sold Price **$838,000** Sold Date **20-Sep-25**

Distance **1.34km**



4/4 MAYLANDS AVENUE BALWYN NORTH VIC 3104

2 1 1

Sold Price RS **$840,000** Sold Date **12-Mar-26**

Distance **1.72km**

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

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