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	302/188 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Range between $580,000 & $600,000

Median sale price

Median price $823,500 Property Type Unit Suburb Balwyn

Period - From 13/01/2025 to 12/01/2026 Source Property Data

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	244/188 Whitehorse Rd BALWYN 3103	$550,000	11/11/2025
2	128/188 Whitehorse Rd BALWYN 3103	$545,000	02/10/2025
3	208/184 Whitehorse Rd BALWYN 3103	$550,000	27/08/2025

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: 13/01/2026 16:13

302/188 Whitehorse Road, Balwyn Vic 3103



2 2 1

Property Type: Apartment

Agent Comments

Mark Read
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Indicative Selling Price
$580,000 - $600,000
Median Unit Price
13/01/2025 - 12/01/2026: $823,500

Comparable Properties



244/188 Whitehorse Rd BALWYN 3103 (REI/VG)

2 1 1

Price: $550,000
Method: Private Sale
Date: 11/11/2025
Property Type: Townhouse (Single)

Agent Comments



128/188 Whitehorse Rd BALWYN 3103 (REI/VG)

2 2 1

Price: $545,000
Method: Private Sale
Date: 02/10/2025
Property Type: Apartment

Agent Comments



208/184 Whitehorse Rd BALWYN 3103 (REI/VG)

2 1 1

Price: $550,000
Method: Private Sale
Date: 27/08/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 98305966

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