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	12 Westminster Street, Balwyn Vic 3103

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $2,789,000 Property Type House Suburb Balwyn

Period - From 01/10/2025 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	7a Westminster St BALWYN 3103	$1,495,000	08/11/2025
2	108a Balwyn Rd BALWYN 3103	$1,538,000	30/08/2025
3	1/28 Power St BALWYN 3103	$1,580,000	29/11/2025

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: 02/02/2026 12:22

12 Westminster Street, Balwyn Vic 3103



3 2 2

Property Type: House (Res)
Land Size: 510 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
December quarter 2025: $2,789,000

Comparable Properties



7a Westminster St BALWYN 3103 (REI)

2 1 3

Price: $1,495,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 460 sqm approx

Agent Comments



108a Balwyn Rd BALWYN 3103 (REI/VG)

3 1 2

Price: $1,538,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 361 sqm approx

Agent Comments



1/28 Power St BALWYN 3103 (REI/VG)

3 2 2

Price: $1,580,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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