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<br>Including suburb and postcode | 306/184 Whitehorse Road, Balwyn Vic 3103 |

## Indicative selling price

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

Range between $380,000 & $410,000

## Median sale price

Median price $833,500 Property Type Unit 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 | 111/828 Burke Rd CAMBERWELL 3124 | $410,000 | 01/12/2025 |
| 2 | 232/188 Whitehorse Rd BALWYN 3103 | $392,210 | 01/12/2025 |
| 3 | 305/188 Whitehorse Rd BALWYN 3103 | $390,000 | 20/09/2025 |

**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 14:02

# 306/184 Whitehorse Road, Balwyn Vic 3103

George Mitry
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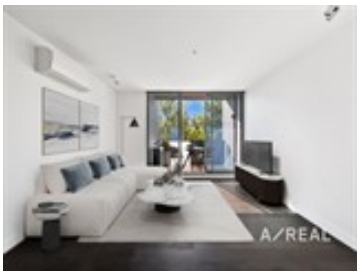
1 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$380,000 - $410,000
**Median Unit Price**
Year ending December 2025: $833,500

## Comparable Properties



**111/828 Burke Rd CAMBERWELL 3124 (REI/VG)**

1 1 1

**Price:** $410,000
**Method:** Private Sale
**Date:** 01/12/2025
**Property Type:** Apartment

Agent Comments



**232/188 Whitehorse Rd BALWYN 3103 (VG)**

1 - -

**Price:** $392,210
**Method:** Sale
**Date:** 01/12/2025
**Property Type:** Strata Unit/Flat

Agent Comments



**305/188 Whitehorse Rd BALWYN 3103 (VG)**

1 - -

**Price:** $390,000
**Method:** Sale
**Date:** 20/09/2025
**Property Type:** Strata Unit/Flat

Agent Comments



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