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	4/86a Balwyn Road, Balwyn Vic 3103

Indicative selling price

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

Single price $1,250,000

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	960A Burke Rd DEEPDENE 3103	$1,234,567	04/12/2025
2	2/284 Mont Albert Rd SURREY HILLS 3127	$1,285,000	18/10/2025
3	7/86a Balwyn Rd BALWYN 3103	$1,300,000	27/09/2025

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: 02/03/2026 09:56

4/86a Balwyn Road, Balwyn Vic 3103

Nelson Alexander



3 1 2

Property Type: Villa

Agent Comments

Indicative Selling Price
$1,250,000
Median House Price
December quarter 2025: $2,789,000

Comparable Properties



960A Burke Rd DEEPDENE 3103 (REI/VG)

3 2 2

Price: $1,234,567
Method: Private Sale
Date: 04/12/2025
Property Type: House
Land Size: 557 sqm approx

Agent Comments



2/284 Mont Albert Rd SURREY HILLS 3127 (REI/VG)

3 1 2

Price: $1,285,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Unit

Agent Comments



7/86a Balwyn Rd BALWYN 3103 (REI/VG)

3 2 2

Price: $1,300,000
Method: Private Sale
Date: 27/09/2025
Property Type: Unit

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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