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	3/5 Cherry Road, Balwyn Vic 3103

Indicative selling price

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

Range between $980,000 & $1,070,000

Median sale price

Median price $928,000 Property Type Unit 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	1/14 Yarrbat Av BALWYN 3103	$1,015,500	22/11/2025
2	6/6 Balwyn Rd CANTERBURY 3126	$988,000	18/10/2025
3	2/26-28 Barnsbury Rd DEEPDENE 3103	$1,101,000	02/10/2025

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: 27/01/2026 11:50

3/5 Cherry Road, Balwyn Vic 3103

JellisCraig

Stephen Le Get
9908 5700
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3 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$980,000 - $1,070,000
Median Unit Price
December quarter 2025: $928,000

Comparable Properties



1/14 Yarrbat Av BALWYN 3103 (REI)

3 1 1

Price: $1,015,500
Method: Auction Sale
Date: 22/11/2025
Property Type: Apartment

Agent Comments



6/6 Balwyn Rd CANTERBURY 3126 (REI/VG)

3 1 2

Price: $988,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Unit

Agent Comments



2/26-28 Barnsbury Rd DEEPDENE 3103 (REI)

3 1 1

Price: $1,101,000
Method: Private Sale
Date: 02/10/2025
Property Type: Unit

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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