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	11 Carrigal Street, Balwyn Vic 3103

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $2,860,000 Property Type House 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	109 Strabane Av BALWYN 3103	$2,040,000	06/11/2025
2	51 Fitzgerald St BALWYN 3103	$2,200,000	28/08/2025
3	32 Evelina St BALWYN 3103	$2,212,000	23/08/2025

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: 04/02/2026 16:04

11 Carrigal Street, Balwyn Vic 3103



4 2 3

Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
Year ending December 2025: $2,860,000

Comparable Properties



109 Strabane Av BALWYN 3103 (REI)

4 2 3

Price: $2,040,000
Method: Private Sale
Date: 06/11/2025
Property Type: House (Res)
Land Size: 929 sqm approx

Agent Comments



51 Fitzgerald St BALWYN 3103 (REI/VG)

4 2 1

Price: $2,200,000
Method: Sold Before Auction
Date: 28/08/2025
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments



32 Evelina St BALWYN 3103 (REI/VG)

4 1 2

Price: $2,212,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 878 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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