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	1/1108 Burke Road, Balwyn North Vic 3104

Indicative selling price

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

Single price $1,125,000

Median sale price

Median price $1,143,000 Property Type Unit Suburb Balwyn North

Period - From 22/03/2025 to 21/03/2026 Source Property Data

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	2/1236-1238 Old Burke Rd KEW EAST 3102	$1,130,000	05/03/2026
2	1/21 Freeman St BALWYN 3103	$1,108,000	24/11/2025
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: 22/03/2026 09:19

1/1108 Burke Road, Balwyn North Vic 3104

JellisCraig

Simon Lord
0407 337 557
simonlord@jelliscraig.com.au



3 2 2

Rooms: 5
Property Type: Unit
Land Size: strata sqm approx

Agent Comments

Indicative Selling Price
$1,125,000
Median Unit Price
22/03/2025 - 21/03/2026: $1,143,000

Comparable Properties



2/1236-1238 Old Burke Rd KEW EAST 3102 (REI)

3 2 2

Price: $1,130,000
Method: Private Sale
Date: 05/03/2026
Property Type: Townhouse (Single)
Land Size: 149 sqm approx

Agent Comments

1/21 Freeman St BALWYN 3103 (VG)

3 - -

Price: $1,108,000
Method: Sale
Date: 24/11/2025
Property Type: Flat/Unit/Apartment (Res)

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

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