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: 236/188 Whitehorse Road, Balwyn Vic 3103

## Indicative selling price

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

Range between: $540,000 & $590,000

## 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 | 302/188 Whitehorse Rd BALWYN 3103 | $595,000 | 17/02/2026 |
| 2 | 11/47 Yerrin St BALWYN 3103 | $560,000 | 27/01/2026 |
| 3 | 128/188 Whitehorse Rd BALWYN 3103 | $545,000 | 02/10/2025 |

**OR**

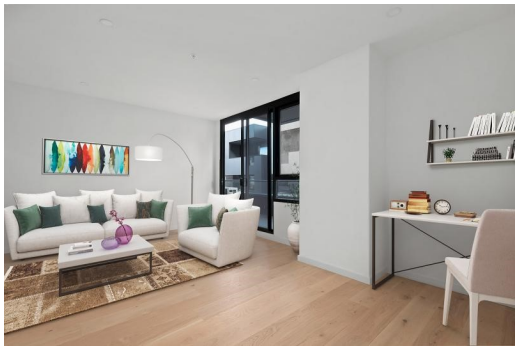
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 05/03/2026 15:31

# 236/188 Whitehorse Road, Balwyn Vic 3103

JellisCraig

Adam Cusinato
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0467 029 069
AdamCusinato@jelliscraig.com.au



2 1 1

**Rooms:** 3
**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$540,000 - $590,000
**Median House Price**
Year ending December 2025: $2,860,000

## Comparable Properties



**302/188 Whitehorse Rd BALWYN 3103 (REI)**

2 2 1

**Price:** $595,000
**Method:** Private Sale
**Date:** 17/02/2026
**Property Type:** Apartment

Agent Comments



**11/47 Yerrin St BALWYN 3103 (REI)**

2 1 1

**Price:** $560,000
**Method:** Private Sale
**Date:** 27/01/2026
**Property Type:** Apartment

Agent Comments



**128/188 Whitehorse Rd BALWYN 3103 (REI/VG)**

2 2 1

**Price:** $545,000
**Method:** Private Sale
**Date:** 02/10/2025
**Property Type:** Apartment

Agent Comments



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