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	22 Freeman Street, Balwyn Vic 3103

Indicative selling price

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

Range between $4,680,000 & $4,880,000

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	27 Hood St BALWYN NORTH 3104	$4,775,000	14/03/2026
2	8 Wentworth Av CANTERBURY 3126	$4,780,000	13/03/2026
3	66 Gordon St BALWYN 3103	$5,060,000	13/03/2026

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: 31/03/2026 11:15

22 Freeman Street, Balwyn Vic 3103

JellisCraig

Jerry Lin
0416 062 668
JerryLin@jelliscraig.com.au



6 4 2

Property Type: House
Land Size: 715 sqm approx

Agent Comments

Indicative Selling Price
$4,680,000 - $4,880,000
Median House Price
Year ending December 2025: $2,860,000

Comparable Properties



27 Hood St BALWYN NORTH 3104 (REI)

5 5 4

Price: $4,775,000
Method: Expression of Interest
Date: 14/03/2026
Property Type: House (Res)

Agent Comments



8 Wentworth Av CANTERBURY 3126 (REI/VG)

5 4 2

Price: $4,780,000
Method: Private Sale
Date: 13/03/2026
Property Type: House (Res)
Land Size: 659 sqm approx

Agent Comments



66 Gordon St BALWYN 3103 (REI)

6 5 4

Price: $5,060,000
Method: Private Sale
Date: 13/03/2026
Property Type: House (Res)
Land Size: 718 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE | propertydata.com.au

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