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	154 Winfield Road, Balwyn North Vic 3104

Indicative selling price

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

Single price $1,385,000

Median sale price

Median price $2,378,000 Property Type House Suburb Balwyn North

Period - From 01/04/2023 to 30/06/2023 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	69a Winfield Rd BALWYN NORTH 3104	$1,410,000	21/04/2023
2	91 Winfield Rd BALWYN NORTH 3104	$1,400,000	27/05/2023
3	14 Somerville St DONCASTER 3108	$1,384,500	25/02/2023

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: 29/07/2023 12:50

154 Winfield Road, Balwyn North Vic 3104



2 1 2

Property Type: House
Land Size: 615 sqm approx

Agent Comments

Indicative Selling Price
$1,385,000
Median House Price
June quarter 2023: $2,378,000

Comparable Properties



69a Winfield Rd BALWYN NORTH 3104 (REI/VG)

4 2 2

Price: $1,410,000
Method: Sold Before Auction
Date: 21/04/2023
Property Type: House (Res)
Land Size: 504 sqm approx

Agent Comments



91 Winfield Rd BALWYN NORTH 3104 (REI)

3 1 2

Price: $1,400,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 695 sqm approx

Agent Comments



14 Somerville St DONCASTER 3108 (REI/VG)

3 1 3

Price: $1,384,500
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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