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	5/227 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Single price $1,495,000

Median sale price

Median price $1,600,500 Property Type Townhouse Suburb Balwyn

Period - From 28/11/2023 to 27/11/2024 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	2/28 Abercrombie St DEEPDENE 3103	$1,701,000	23/11/2024
2	5/35 Talbot Av BALWYN 3103	$1,625,000	19/10/2024
3	3/48 Northcote Av BALWYN 3103	$1,465,000	18/09/2024

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: 28/11/2024 12:04

5/227 Whitehorse Road, Balwyn Vic 3103



4 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,495,000
Median Townhouse Price
28/11/2023 - 27/11/2024: $1,600,500

Comparable Properties



2/28 Abercrombie St DEEPDENE 3103 (REI)

3 2 2

Price: $1,701,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Townhouse (Res)

Agent Comments



5/35 Talbot Av BALWYN 3103 (REI)

3 2 2

Price: $1,625,000
Method: Auction Sale
Date: 19/10/2024
Property Type: Townhouse (Res)

Agent Comments

3/48 Northcote Av BALWYN 3103 (VG)

3 - -

Price: $1,465,000
Method: Sale
Date: 18/09/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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

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