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	2/60a Yerrin Street, Balwyn Vic 3103

Indicative selling price

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

Single price $3,150,000

Median sale price

Median price $2,868,000 Property Type House Suburb Balwyn

Period - From 01/01/2024 to 31/12/2024 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	287 Mont Albert Rd SURREY HILLS 3127	$3,025,000	14/09/2024
2	3 Lichfield Gr MONT ALBERT NORTH 3129	$3,275,000	24/10/2024
3	3 Henry St BALWYN 3103	$3,380,000	10/12/2024

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: 24/02/2025 23:06

2/60a Yerrin Street, Balwyn Vic 3103



5 4 2

Property Type: House

Agent Comments

Indicative Selling Price
$3,150,000
Median House Price
Year ending December 2024: $2,868,000

Comparable Properties



287 Mont Albert Rd SURREY HILLS 3127 (REI/VG)

5 3 2

Price: $3,025,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 519 sqm approx

Agent Comments



3 Lichfield Gr MONT ALBERT NORTH 3129 (REI)

5 4 2

Price: $3,275,000
Method: Private Sale
Date: 24/10/2024
Property Type: House
Land Size: 506 sqm approx

Agent Comments



3 Henry St BALWYN 3103 (REI)

5 2 2

Price: $3,380,000
Method: Private Sale
Date: 10/12/2024
Property Type: House

Agent Comments

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

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