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	27 Talbot Avenue, Balwyn Vic 3103

Indicative selling price

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

Single price $2,550,000

Median sale price

Median price $2,850,000 Property Type House Suburb Balwyn

Period - From 01/04/2025 to 31/03/2026 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	17 James St SURREY HILLS 3127	$2,562,000	02/05/2026
2	7 Percy St BALWYN 3103	$2,698,000	14/04/2026
3	8 Belgrove Av BALWYN 3103	$2,665,000	28/03/2026

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: 23/05/2026 15:09

27 Talbot Avenue, Balwyn Vic 3103



4 2 2

Property Type: House
Land Size: 797 sqm approx

Agent Comments

Indicative Selling Price
$2,550,000
Median House Price
Year ending March 2026: $2,850,000

Comparable Properties



17 James St SURREY HILLS 3127 (REI)

4 2 2

Price: $2,562,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 741 sqm approx

Agent Comments



7 Percy St BALWYN 3103 (REI)

3 2 4

Price: $2,698,000
Method: Private Sale
Date: 14/04/2026
Property Type: House (Res)
Land Size: 681 sqm approx

Agent Comments



8 Belgrove Av BALWYN 3103 (REI)

4 3 2

Price: $2,665,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 572 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

REIV THE DIFFERENCE | propertydata.com.au

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