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	3/12 Boston Road, Balwyn Vic 3103

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $850,000 Property Type Unit Suburb Balwyn

Period - From 12/05/2025 to 11/05/2026 Source Property Data

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	7/30 Barnsbury Rd DEEPDENE 3103	$1,110,000	09/05/2026
2	3/5 Cherry Rd BALWYN 3103	$1,120,000	07/03/2026
3	4/86a Balwyn Rd BALWYN 3103	$1,225,000	10/03/2026

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: 12/05/2026 11:25

3/12 Boston Road, Balwyn Vic 3103

JellisCraig



3 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
12/05/2025 - 11/05/2026: $850,000

Comparable Properties



7/30 Barnsbury Rd DEEPDENE 3103 (REI)

2 2 2

Price: $1,110,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Villa
Land Size: 298 sqm approx

Agent Comments



3/5 Cherry Rd BALWYN 3103 (REI/VG)

3 1 1

Price: $1,120,000
Method: Private Sale
Date: 07/03/2026
Property Type: Unit

Agent Comments



4/86a Balwyn Rd BALWYN 3103 (REI/VG)

3 1 2

Price: $1,225,000
Method: Private Sale
Date: 10/03/2026
Property Type: Villa

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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