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<br>Including suburb and postcode | 4/95 Balwyn Road, Balwyn Vic 3103 |

## Indicative selling price

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

Single price $890,000

## Median sale price

Median price $925,000 Property Type Unit Suburb Balwyn

Period - From 01/01/2026 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 | 3/49 Wandsworth Rd SURREY HILLS 3127 | $900,000 | 06/06/2026 |
| 2 | 1/223 Balwyn Rd BALWYN NORTH 3104 | $825,000 | 22/04/2026 |
| 3 | 3/40 Northcote Av BALWYN 3103 | $925,000 | 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: 09/06/2026 16:05

# 4/95 Balwyn Road, Balwyn Vic 3103

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2 1 1

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$890,000
**Median Unit Price**
March quarter 2026: $925,000

## Comparable Properties




**3/49 Wandsworth Rd SURREY HILLS 3127 (REI)**

2 1 2

**Price:** $900,000
**Method:** Auction Sale
**Date:** 06/06/2026
**Property Type:** Unit

Agent Comments



**1/223 Balwyn Rd BALWYN NORTH 3104 (REI)**

2 1 1

**Price:** $825,000
**Method:** Private Sale
**Date:** 22/04/2026
**Property Type:** Unit

Agent Comments



**3/40 Northcote Av BALWYN 3103 (REI)**

2 1 2

**Price:** $925,000
**Method:** Auction Sale
**Date:** 28/03/2026
**Property Type:** Unit

Agent Comments



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