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	260 Doncaster Road, Balwyn North Vic 3104

Indicative selling price

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

Single price $1,650,000

Median sale price

Median price $2,238,000 Property Type House Suburb Balwyn North

Period - From 01/07/2025 to 30/06/2026 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	24 Bulleen Rd BALWYN NORTH 3104	$1,550,000	04/06/2026
2	50 Ursa St BALWYN NORTH 3104	$1,650,000	29/04/2026
3	15 Chessell St MONT ALBERT NORTH 3129	$1,545,000	16/02/2026

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: 18/07/2026 14:34

260 Doncaster Road, Balwyn North Vic 3104



Property Type:
Agent Comments

Indicative Selling Price
$1,650,000
Median House Price
Year ending June 2026: $2,238,000

Comparable Properties



24 Bulleen Rd BALWYN NORTH 3104 (REI)

2 | 1 | 1

Price: $1,550,000
Method: Sold Before Auction
Date: 04/06/2026
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



50 Ursa St BALWYN NORTH 3104 (REI)

3 | 1 | 2

Price: $1,650,000
Method: Sold Before Auction
Date: 29/04/2026
Property Type: House (Res)
Land Size: 699 sqm approx

Agent Comments



15 Chessell St MONT ALBERT NORTH 3129 (REI/VG)

3 | 1 | 1

Price: $1,545,000
Method: Private Sale
Date: 16/02/2026
Property Type: House
Land Size: 693 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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