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	36 Monash Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between $3,000,000 & $3,300,000

Median sale price

Median price $2,680,000 Property Type House Suburb Balwyn

Period - From 17/06/2025 to 16/06/2026 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	122 Mont Albert Rd CANTERBURY 3126	$3,200,888	11/06/2026
2	35 Walbundry Av BALWYN NORTH 3104	$2,820,000	23/05/2026
3	23 Namur St KEW EAST 3102	$3,035,000	31/03/2026

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: 17/06/2026 17:12

36 Monash Avenue, Balwyn Vic 3103

JellisCraig

Jerry Lin
0416 062 668
JerryLin@jelliscraig.com.au



4 2 2

Property Type: House (Res)
Land Size: 665 sqm approx

Agent Comments

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
17/06/2025 - 16/06/2026: $2,680,000

Comparable Properties



122 Mont Albert Rd CANTERBURY 3126 (REI)

5 2 2

Price: $3,200,888
Method: Sold Before Auction
Date: 11/06/2026
Property Type: House (Res)
Land Size: 605 sqm approx

Agent Comments



35 Walbundry Av BALWYN NORTH 3104 (REI)

4 2 4

Price: $2,820,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 835 sqm approx

Agent Comments



23 Namur St KEW EAST 3102 (REI/VG)

4 3 2

Price: $3,035,000
Method: Auction Sale
Date: 31/03/2026
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE

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