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	1/6 Westminster Street, Balwyn Vic 3103

Indicative selling price

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

Range between $950,000 & $1,000,000

Median sale price

Median price $856,000 Property Type Unit Suburb Balwyn

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	201/45-51 Banool Rd BALWYN 3103	$900,000	25/05/2026
2	3/49 Wandsworth Rd SURREY HILLS 3127	$900,000	06/06/2026
3	1/28 Langford St SURREY HILLS 3127	$900,000	27/02/2026

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: 29/07/2026 11:31

1/6 Westminster Street, Balwyn Vic 3103

VICPROP



2 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$950,000 - $1,000,000
Median Unit Price
Year ending June 2026: $856,000

Comparable Properties

201/45-51 Banool Rd BALWYN 3103 (REI)

2 1 1

Price: $900,000
Method:
Date: 25/05/2026
Property Type: Unit

Agent Comments



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

2 1 2

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

Agent Comments



1/28 Langford St SURREY HILLS 3127 (VG)

2 - -

Price: $900,000
Method: Sale
Date: 27/02/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - VICPROP | P: 03 8888 1011

REIV THE DIFFERENCE | propertydata.com.au

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