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 | 21 Ropley Avenue, Balwyn Vic 3103 |

## Indicative selling price

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

Single price $3,880,000

## Median sale price

Median price $2,639,000 Property Type House Suburb Balwyn

Period - From 01/04/2026 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 | 79 Yerrin St BALWYN 3103 | $4,093,000 | 09/05/2026 |
| 2 | 11 Belgrove Av BALWYN 3103 | $3,860,000 | 08/04/2026 |
| 3 | 14 Morris St BALWYN NORTH 3104 | $3,765,000 | 21/03/2026 |

**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: 08/08/2026 14:39

# 21 Ropley Avenue, Balwyn Vic 3103



5 4 2

**Rooms:** 8
**Property Type:** House
**Land Size:** 554 sqm approx

Agent Comments

**Indicative Selling Price**
$3,880,000
**Median House Price**
June quarter 2026: $2,639,000

## Comparable Properties



**79 Yerrin St BALWYN 3103 (REI/VG)**

5 6 2

**Price:** $4,093,000
**Method:** Sold Before Auction
**Date:** 09/05/2026
**Property Type:** House (Res)
**Land Size:** 694 sqm approx

Agent Comments

The block is bigger but the location and house are not as good.



**11 Belgrove Av BALWYN 3103 (REI/VG)**

5 5 4

**Price:** $3,860,000
**Method:** Private Sale
**Date:** 08/04/2026
**Property Type:** House
**Land Size:** 696 sqm approx

Agent Comments

The block is bigger but the location and the layout of the house are not as good.



**14 Morris St BALWYN NORTH 3104 (REI/VG)**

5 3 2

**Price:** $3,765,000
**Method:** Auction Sale
**Date:** 21/03/2026
**Property Type:** House (Res)
**Land Size:** 640 sqm approx

Agent Comments

The land is slightly bigger but the location and the house are not as not as nice

**Account** - Marshall White | P: 03 9822 9999

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