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	2/1 Jurang Street, Balwyn Vic 3103

Indicative selling price

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

Range between $780,000 & $820,000

Median sale price

Median price $932,500 Property Type Unit 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	6/12 Kireep Rd BALWYN 3103	$750,000	23/08/2026
2	4/95 Balwyn Rd BALWYN 3103	$850,000	20/06/2026
3	1/223 Balwyn Rd BALWYN NORTH 3104	$825,000	22/04/2026

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: 04/09/2026 11:12

2/1 Jurang Street, Balwyn Vic 3103

Wendy Zhou
0420 824 677
wendy@heavyside.co



2 1 2

Property Type: Unit
Land Size: 215 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $820,000
Median Unit Price
June quarter 2026: $932,500

Comparable Properties



6/12 Kireep Rd BALWYN 3103 (REI)

2 1 1

Price: $750,000
Method: Private Sale
Date: 23/08/2026
Property Type: Unit

Agent Comments



4/95 Balwyn Rd BALWYN 3103 (REI/VG)

2 1 1

Price: $850,000
Method: Private Sale
Date: 20/06/2026
Property Type: Unit

Agent Comments



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

2 1 1

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

Agent Comments

Account - Heavyside

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