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	5 Georgian Court, Balwyn Vic 3103

Indicative selling price

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

Single price $7,500,000

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	29 Mont Albert Rd CANTERBURY 3126	$7,900,000	03/07/2026
2	5 Evans Rd KEW 3101	$7,080,000	04/05/2026
3	46 Chaucer Cr CANTERBURY 3126	$7,130,000	01/02/2026

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: 10/08/2026 10:01

5 Georgian Court, Balwyn Vic 3103

JellisCraig



4 2 2

Property Type: House (Res)
Land Size: 695 sqm approx

Agent Comments

Indicative Selling Price
$7,500,000
Median House Price
June quarter 2026: $2,639,000

Comparable Properties



29 Mont Albert Rd CANTERBURY 3126 (REI)

5 7 4

Price: $7,900,000
Method: Private Sale
Date: 03/07/2026
Property Type: House (Res)
Land Size: 763 sqm approx

Agent Comments



5 Evans Rd KEW 3101 (REI/VG)

5 5 2

Price: $7,080,000
Method: Private Sale
Date: 04/05/2026
Property Type: House (Res)
Land Size: 755 sqm approx

Agent Comments



46 Chaucer Cr CANTERBURY 3126 (VG)

5 - -

Price: $7,130,000
Method: Sale
Date: 01/02/2026
Property Type: House (Res)
Land Size: 868 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE

propertydata.com.au

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