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	3/28 Birdwood Street, Balwyn Vic 3103

Indicative selling price

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

Range between $1,000,000 & $1,100,000

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	2/1203 Burke Rd KEW 3101	$1,080,000	10/07/2026
2	1/1108 Burke Rd BALWYN NORTH 3104	$1,080,000	25/03/2026
3	3/5 Cherry Rd BALWYN 3103	$1,120,000	07/03/2026

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: 18/08/2026 12:48

3/28 Birdwood Street, Balwyn Vic 3103

JellisCraig

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Property Type:
Divorce/Estate/Family Transfers

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
June quarter 2026: $932,500

Comparable Properties



2/1203 Burke Rd KEW 3101 (REI)

3 2 1

Price: $1,080,000
Method: Private Sale
Date: 10/07/2026
Property Type: Townhouse (Single)

Agent Comments



1/1108 Burke Rd BALWYN NORTH 3104 (REI/VG)

3 2 2

Price: $1,080,000
Method: Private Sale
Date: 25/03/2026
Property Type: Unit

Agent Comments



3/5 Cherry Rd BALWYN 3103 (REI/VG)

3 1 1

Price: $1,120,000
Method: Private Sale
Date: 07/03/2026
Property Type: Unit

Agent Comments

REIV THE DIFFERENCE

propertydata.com.au

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