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	2/11 Ruby Street, Balwyn Vic 3103

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $827,000 Property Type Unit Suburb Balwyn

Period - From 14/09/2025 to 13/09/2026 Source Property Data

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	2/10 Highbury St BALWYN NORTH 3104	$1,440,000	13/06/2026
2	3/56 Maud St BALWYN NORTH 3104	$1,500,000	07/05/2026
3	2/1 Glenluss St BALWYN 3103	$1,480,000	25/03/2026

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: 14/09/2026 11:23

2/11 Ruby Street, Balwyn Vic 3103

Jerry Lin
0416 062 668
JerryLin@jelliscraig.com.au



3 2 2

Property Type: Townhouse (Res)
Land Size: 371 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median Unit Price
14/09/2025 - 13/09/2026: $827,000

Comparable Properties



2/10 Highbury St BALWYN NORTH 3104 (REI)

3 2 2

Price: $1,440,000
Method: Auction Sale
Date: 13/06/2026
Property Type: Villa

Agent Comments



3/56 Maud St BALWYN NORTH 3104 (REI)

3 2 2

Price: $1,500,000
Method: Sold Before Auction
Date: 07/05/2026
Property Type: Unit

Agent Comments



2/1 Glenluss St BALWYN 3103 (REI)

3 2 2

Price: $1,480,000
Method: Sold Before Auction
Date: 25/03/2026
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 98305966

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