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	41 Winfield Road, Balwyn North Vic 3104

Indicative selling price

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

Range between $1,200,000 & $1,320,000

Median sale price

Median price $2,088,000 Property Type House Suburb Balwyn North

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	41 Winfield Rd BALWYN NORTH 3104	$900,000	18/09/2011
2			
3			

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: 16/09/2026 10:47

41 Winfield Road, Balwyn North Vic 3104

JellisCraig



3 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median House Price
June quarter 2026: $2,088,000

Comparable Properties



41 Winfield Rd BALWYN NORTH 3104 (REI)

3 2 2

Price: $900,000
Method: Private Sale
Date: 18/09/2011
Rooms: 6
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

REIV THE DIFFERENCE

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