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	6/10 King Street, Balwyn Vic 3103

Indicative selling price

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

Range between $525,000 & $575,000

Median sale price

Median price $856,000 Property Type Unit Suburb Balwyn

Period - From 01/07/2025 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	24/47 Yerrin St BALWYN 3103	$570,000	27/05/2026
2	16/31 Barnsbury Rd DEEPDENE 3103	$555,000	13/05/2026
3	207/184 Whitehorse Rd BALWYN 3103	$550,000	21/07/2026

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: 15/09/2026 16:50

6/10 King Street, Balwyn Vic 3103

Mackenzie Field
9810 5000
0487 336 490
MackenzieField@jelliscraig.com.au



2 1 1

Rooms: 5
Property Type: Apartment
Land Size: 1 sqm approx

Agent Comments

Indicative Selling Price
$525,000 - $575,000
Median Unit Price
Year ending June 2026: $856,000

Comparable Properties



24/47 Yerrin St BALWYN 3103 (REI)

2 1 1

Price: $570,000
Method: Sold Before Auction
Date: 27/05/2026
Property Type: Apartment

Agent Comments



16/31 Barnsbury Rd DEEPDENE 3103 (REI)

2 1 1

Price: $555,000
Method: Private Sale
Date: 13/05/2026
Property Type: Apartment

Agent Comments

207/184 Whitehorse Rd BALWYN 3103 (REI)

2 1 1

Price: $550,000
Method: Private Sale
Date: 21/07/2026
Property Type: Apartment

Agent Comments

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