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	204/184 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Single price $559,000

Median sale price

Median price $789,000 Property Type Unit Suburb Balwyn

Period - From 02/04/2023 to 01/04/2024 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	106/1072 Burke Rd BALWYN NORTH 3104	$580,000	21/02/2024
2	233/188 Whitehorse Rd BALWYN 3103	$556,000	16/02/2024
3	G01/525 Whitehorse Rd SURREY HILLS 3127	$540,000	25/01/2024

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: 02/04/2024 14:26

204/184 Whitehorse Road, Balwyn Vic 3103

George Mitry
0419 370 483
GeorgeMitry@jelliscraig.com.au



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$559,000
Median Unit Price
02/04/2023 - 01/04/2024: $789,000

Comparable Properties



106/1072 Burke Rd BALWYN NORTH 3104 (REI/VG)

2 2 1

Price: $580,000
Method: Private Sale
Date: 21/02/2024
Property Type: Apartment
Land Size: 986 sqm approx

Agent Comments



233/188 Whitehorse Rd BALWYN 3103 (REI)

2 2 1

Price: $556,000
Method: Private Sale
Date: 16/02/2024
Property Type: Apartment

Agent Comments



G01/525 Whitehorse Rd SURREY HILLS 3127 (REI/VG)

2 2 1

Price: $540,000
Method: Private Sale
Date: 25/01/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 98305966

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