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	4/5 Boston Road, Balwyn Vic 3103

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $880,000 Property Type Unit Suburb Balwyn

Period - From 01/07/2023 to 30/06/2024 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	2/10 Ellen St BALWYN 3103	$1,305,000	06/07/2024
2	1/1 Jurang St BALWYN 3103	$1,302,500	15/05/2024
3	1/30 Stanhope Gr CAMBERWELL 3124	$1,275,000	06/06/2024

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: 18/07/2024 10:00

4/5 Boston Road, Balwyn Vic 3103

Geordie Dixon
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3 2 2

Rooms: 5
Property Type: Unit

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
Year ending June 2024: $880,000

Comparable Properties



2/10 Ellen St BALWYN 3103 (REI)

3 1 2

Price: $1,305,000
Method: Auction Sale
Date: 06/07/2024
Property Type: Unit

Agent Comments



1/1 Jurang St BALWYN 3103 (REI/VG)

3 1 2

Price: $1,302,500
Method: Private Sale
Date: 15/05/2024
Property Type: House
Land Size: 366 sqm approx

Agent Comments



1/30 Stanhope Gr CAMBERWELL 3124 (REI)

3 1 -

Price: $1,275,000
Method: Auction Sale
Date: 06/06/2024
Property Type: Unit

Agent Comments

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