

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

505/184 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$500,000 & \$540,000

Median sale price

Median price \$815,750 Property Type Unit Suburb Balwyn

Period - From 29/01/2024 to 28/01/2025 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	G12/188 Whitehorse Rd BALWYN 3103	\$560,000	07/01/2025
2	104/198 Whitehorse Rd BALWYN 3103	\$555,000	27/11/2024
3	103/1084 Burke Rd BALWYN NORTH 3104	\$460,000	28/10/2024

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:

29/01/2025 12:43



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$540,000

Median Unit Price

29/01/2024 - 28/01/2025: \$815,750

Comparable Properties



G12/188 Whitehorse Rd BALWYN 3103 (REI)

Agent Comments

2 2 1

Price: \$560,000

Method: Private Sale

Date: 07/01/2025

Property Type: Apartment



104/198 Whitehorse Rd BALWYN 3103 (REI/VG)

Agent Comments

2 2 1

Price: \$555,000

Method: Private Sale

Date: 27/11/2024

Property Type: Apartment



103/1084 Burke Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

2 1 1

Price: \$460,000

Method: Private Sale

Date: 28/10/2024

Property Type: Apartment

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