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	1/9 Vauxhall Road, Balwyn Vic 3103

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $817,500 Property Type Unit Suburb Balwyn

Period - From 01/07/2024 to 30/09/2024 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	4/34 Durham Rd SURREY HILLS 3127	$742,500	23/11/2024
2	4/263 Mont Albert Rd SURREY HILLS 3127	$700,000	09/11/2024
3	4/27 Weir St BALWYN 3103	$738,000	02/10/2024

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: 03/12/2024 09:56

1/9 Vauxhall Road, Balwyn Vic 3103

Ross Stryker
9810 5000
0401 318 772
rossstryker@jelliscraig.com.au



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median Unit Price
September quarter 2024: $817,500

Comparable Properties



4/34 Durham Rd SURREY HILLS 3127 (REI)

2 1 1

Price: $742,500
Method: Auction Sale
Date: 23/11/2024
Property Type: Unit
Land Size: 93 sqm approx

Agent Comments



4/263 Mont Albert Rd SURREY HILLS 3127 (REI)

2 1 1

Price: $700,000
Method: Private Sale
Date: 09/11/2024
Property Type: Unit

Agent Comments



4/27 Weir St BALWYN 3103 (REI/VG)

2 1 1

Price: $738,000
Method: Auction Sale
Date: 02/10/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 98305966

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