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<br>Including suburb and postcode | 4/86a Balwyn Road, Balwyn Vic 3103 |

## Indicative selling price

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

Range between $1,200,000 & $1,320,000

## Median sale price

Median price $1,600,000 Property Type Townhouse Suburb Balwyn

Period - From 28/01/2024 to 27/01/2025 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 | 1/25 York St SURREY HILLS 3127 | $1,250,000 | 30/11/2024 |
| 2 | 1/20 Cremorne St BALWYN 3103 | $1,355,000 | 12/10/2024 |
| 3 | 4/5 Boston Rd BALWYN 3103 | $1,230,000 | 11/09/2024 |

**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: 28/01/2025 11:06

# 4/86a Balwyn Road, Balwyn Vic 3103

Nick O'Halloran
9831 2819
0430 345 086
nickohalloran@jelliscraig.com.au



3 1 2

**Rooms:** 5
**Property Type:** Unit
**Land Size:** 229 sqm approx

Agent Comments

**Indicative Selling Price**
$1,200,000 - $1,320,000
**Median Townhouse Price**
28/01/2024 - 27/01/2025: $1,600,000

## Comparable Properties



**1/25 York St SURREY HILLS 3127 (REI)**

3 1 2

**Price:** $1,250,000
**Method:** Auction Sale
**Date:** 30/11/2024
**Property Type:** Unit

Agent Comments



**1/20 Cremorne St BALWYN 3103 (REI/VG)**

2 2 2

**Price:** $1,355,000
**Method:** Auction Sale
**Date:** 12/10/2024
**Property Type:** Townhouse (Res)

Agent Comments



**4/5 Boston Rd BALWYN 3103 (REI/VG)**

3 2 2

**Price:** $1,230,000
**Method:** Sold Before Auction
**Date:** 11/09/2024
**Property Type:** Unit

Agent Comments

**Account** - Jellis Craig | P: 98305966

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