

# 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

63 Winmalee Road, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$3,250,000

### Median sale price

Median price \$2,860,000

Property Type House

Suburb Balwyn

Period - From 20/03/2024

to 19/03/2025

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	4 Alpha St BALWYN NORTH 3104	\$3,150,000	15/02/2025
2	6 Pembroke Rd BALWYN 3103	\$3,145,000	15/02/2025
3	8 Wynyard Cr BALWYN NORTH 3104	\$3,038,000	16/12/2024

**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:

20/03/2025 12:22



**Rooms:** 11

**Property Type:** House (Res)

**Land Size:** 725 sqm approx

Agent Comments

## Comparable Properties



**4 Alpha St BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$3,150,000

**Method:** Auction Sale

**Date:** 15/02/2025

**Property Type:** House

**Land Size:** 905 sqm approx



**6 Pembroke Rd BALWYN 3103 (REI)**

Agent Comments



**Price:** \$3,145,000

**Method:** Auction Sale

**Date:** 15/02/2025

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**8 Wynyard Cr BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$3,038,000

**Method:** Private Sale

**Date:** 16/12/2024

**Property Type:** House

**Land Size:** 881 sqm approx