

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

3/191 Balwyn Road, Balwyn North Vic 3104

Indicative selling price

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

Single price

\$1,488,000

Median sale price

Median price

\$1,155,000

Property Type

Unit

Suburb

Balwyn North

Period - From

01/01/2024

to

31/12/2024

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	5/227 Whitehorse Rd BALWYN 3103	\$1,410,000	12/12/2024
2	1/25 Rangeview Gr BALWYN NORTH 3104	\$1,465,000	02/12/2024
3	8 Belmore Rd BALWYN 3103	\$1,373,888	30/11/2024

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:

04/03/2025 14:20



3 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,488,000
Median Unit Price
Year ending December 2024: \$1,155,000

Comparable Properties



5/227 Whitehorse Rd BALWYN 3103 (REI/VG)

Agent Comments

4 2 2

Price: \$1,410,000
Method: Private Sale
Date: 12/12/2024
Property Type: Townhouse (Single)



1/25 Rangeview Gr BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 2 2

Price: \$1,465,000
Method: Private Sale
Date: 02/12/2024
Property Type: Townhouse (Single)



8 Belmore Rd BALWYN 3103 (REI/VG)

Agent Comments

4 3 2

Price: \$1,373,888
Method: Auction Sale
Date: 30/11/2024
Property Type: Townhouse (Single)
Land Size: 309 sqm approx