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	210/78 Doncaster Road, Balwyn North Vic 3104

Indicative selling price

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

Range between $660,000 & $726,000

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	5/65 Westbrook St KEW EAST 3102	$695,000	20/12/2024
2			
3			

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: 11/02/2025 15:40

210/78 Doncaster Road, Balwyn North Vic 3104

McGrath

Janelle Gu
03 9877 1277
0432 800 031
janellegu@mcgrath.com.au

1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$660,000 - $726,000
Median Unit Price
Year ending December 2024: $1,155,000

Comparable Properties



5/65 Westbrook St KEW EAST 3102 (REI)

2 1 1

Price: $695,000
Method: Private Sale
Date: 20/12/2024
Property Type: Apartment

Agent Comments

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.

REIV THE DIFFERENCE

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