

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

103/340 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$714,000

Property Type

Unit

Suburb

Balwyn

Period - From

08/12/2024

to

07/12/2025

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	244/188 Whitehorse Rd BALWYN 3103	\$550,000	11/11/2025
2	128/188 Whitehorse Rd BALWYN 3103	\$545,000	02/10/2025
3	208/184 Whitehorse Rd BALWYN 3103	\$550,000	27/08/2025

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:

08/12/2025 17:22



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000

Median Unit Price

08/12/2024 - 07/12/2025: \$714,000

Comparable Properties



244/188 Whitehorse Rd BALWYN 3103 (REI)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 11/11/2025

Property Type: Townhouse (Single)



128/188 Whitehorse Rd BALWYN 3103 (REI/VG)

Agent Comments

2 2 1

Price: \$545,000

Method: Private Sale

Date: 02/10/2025

Property Type: Apartment



208/184 Whitehorse Rd BALWYN 3103 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 27/08/2025

Property Type: Apartment

Account - Jellis Craig | P: 98305966