

# 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

8/47 Yerrin Street, 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 \$575,000

### Median sale price

Median price \$871,500

Property Type Unit

Suburb Balwyn

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	9/47 Yerrin St BALWYN 3103	\$570,000	27/11/2024
2	3/22 Weir St BALWYN 3103	\$560,000	12/11/2024
3	20/47 Yerrin St BALWYN 3103	\$550,000	06/09/2024

**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 16:47



2   1   1

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$575,000  
**Median Unit Price**  
Year ending December 2024: \$871,500

## Comparable Properties



**9/47 Yerrin St BALWYN 3103 (REI/VG)**

[Agent Comments](#)

2   1   2

**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 27/11/2024  
**Property Type:** Apartment



**3/22 Weir St BALWYN 3103 (REI/VG)**

[Agent Comments](#)

2   1   1

**Price:** \$560,000  
**Method:** Sold Before Auction  
**Date:** 12/11/2024  
**Property Type:** Unit



**20/47 Yerrin St BALWYN 3103 (REI/VG)**

[Agent Comments](#)

2   1   1

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 06/09/2024  
**Property Type:** Unit

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