

# 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

105/198 Whitehorse 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 \$599,900

### Median sale price

Median price \$683,000

Property Type Unit

Suburb Balwyn

Period - From 01/01/2025

to 31/03/2025

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	105/20 Weir St BALWYN 3103	\$610,000	28/02/2025
2	G12/188 Whitehorse Rd BALWYN 3103	\$560,000	07/01/2025
3	6/29 Belgrove Av BALWYN 3103	\$610,000	17/10/2024

**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:

09/04/2025 14:40



2   1   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$599,900

**Median Unit Price**

March quarter 2025: \$683,000

## Comparable Properties



**105/20 Weir St BALWYN 3103 (REI)**

Agent Comments

2   2   1

**Price:** \$610,000

**Method:** Private Sale

**Date:** 28/02/2025

**Property Type:** Apartment



**G12/188 Whitehorse Rd BALWYN 3103 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$560,000

**Method:** Private Sale

**Date:** 07/01/2025

**Property Type:** Apartment



**6/29 Belgrove Av BALWYN 3103 (REI)**

Agent Comments

2   2   1

**Price:** \$610,000

**Method:** Private Sale

**Date:** 17/10/2024

**Property Type:** Unit

Account - Jellis Craig | P: 98305966