

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

2/1108 Burke Road, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,100,000

Property Type

Unit

Suburb

Balwyn North

Period - From

03/03/2024

to

02/03/2025

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	43/1245 Burke Rd KEW 3101	\$925,000	20/11/2024
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:

03/03/2025 07:40

2/1108 Burke Road, Balwyn North Vic 3104



Simon Lord
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Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

03/03/2024 - 02/03/2025: \$1,100,000



3 2 2

Rooms: 5
Property Type: villa unit
Agent Comments

Comparable Properties



43/1245 Burke Rd KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$925,000
Method: Sold Before Auction
Date: 20/11/2024
Property Type: Apartment

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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