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	7/216 Belmore Road, Balwyn Vic 3103

Indicative selling price

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

Range between $730,000 & $795,000

Median sale price

Median price $815,750 Property Type Unit Suburb Balwyn

Period - From 25/03/2024 to 24/03/2025 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	210/201 Whitehorse Rd BALWYN 3103	$751,000	18/03/2025
2	UG16/201 Whitehorse Rd BALWYN 3103	$710,000	13/01/2025
3	4/229 Whitehorse Rd BALWYN 3103	$832,000	03/10/2024

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: 25/03/2025 10:41

7/216 Belmore Road, Balwyn Vic 3103



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$730,000 - $795,000
Median Unit Price
25/03/2024 - 24/03/2025: $815,750

Comparable Properties



210/201 Whitehorse Rd BALWYN 3103 (REI)

2 2 2

Price: $751,000
Method: Private Sale
Date: 18/03/2025
Property Type: Apartment

Agent Comments



UG16/201 Whitehorse Rd BALWYN 3103 (REI)

2 2 1

Price: $710,000
Method: Private Sale
Date: 13/01/2025
Property Type: Apartment

Agent Comments



4/229 Whitehorse Rd BALWYN 3103 (REI/VG)

2 2 1

Price: $832,000
Method: Private Sale
Date: 03/10/2024
Property Type: Apartment

Agent Comments

Account - Noel Jones | P: 03 98487888 | F: 03 98487472

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