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	282 Union Road, Balwyn Vic 3103

Indicative selling price

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

Range between $3,000,000 & $3,300,000

Median sale price

Median price $2,850,000 Property Type House Suburb Balwyn

Period - From 01/04/2024 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	258-260 Belmore Rd BALWYN 3103	$5,465,000	12/02/2025
2	3 Sanctuary Cl BALWYN 3103	$3,100,000	27/11/2024
3	191 Union Rd SURREY HILLS 3127	$3,595,000	19/10/2024

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: 01/05/2025 09:46

282 Union Road, Balwyn Vic 3103

Tim Heavyside
94703390
0403020404
tim@heavyside.co



4 2 4

Property Type: House
Land Size: 1266 sqm approx

Agent Comments

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
Year ending March 2025: $2,850,000

Comparable Properties



258-260 Belmore Rd BALWYN 3103 (REI)

5 4 4

Price: $5,465,000
Method: Sold Before Auction
Date: 12/02/2025
Property Type: House (Res)
Land Size: 1530 sqm approx

Agent Comments



3 Sanctuary Cl BALWYN 3103 (REI/VG)

4 2 2

Price: $3,100,000
Method: Private Sale
Date: 27/11/2024
Property Type: House
Land Size: 956 sqm approx

Agent Comments



191 Union Rd SURREY HILLS 3127 (REI/VG)

5 4 4

Price: $3,595,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 919 sqm approx

Agent Comments

Account - Heavyside

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