

# 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

3/127 Balwyn 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)

Range between \$820,000 & \$900,000

### Median sale price

Median price \$828,500 Property Type Unit 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	2/10 Northcote Av BALWYN 3103	\$900,000	12/03/2025
2	1/25 Barnsbury Rd DEEPDENE 3103	\$807,000	01/03/2025
3	1/31 Rangeview Gr BALWYN NORTH 3104	\$826,000	22/02/2025

**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:

24/04/2025 11:10



Rooms: 4  
Property Type: Unit  
Agent Comments

**Indicative Selling Price**  
\$820,000 - \$900,000  
**Median Unit Price**  
Year ending March 2025: \$828,500

## Comparable Properties



2/10 Northcote Av BALWYN 3103 (REI)

Agent Comments



Price: \$900,000  
Method: Sold Before Auction  
Date: 12/03/2025  
Property Type: Villa



1/25 Barnsbury Rd DEEPDENE 3103 (REI/VG)

Agent Comments



Price: \$807,000  
Method: Auction Sale  
Date: 01/03/2025  
Property Type: Villa



1/31 Rangeview Gr BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$826,000  
Method: Auction Sale  
Date: 22/02/2025  
Property Type: Unit

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