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	208/184 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Range between $550,000 & $570,000

Median sale price

Median price $676,000 Property Type Unit Suburb Balwyn

Period - From 30/06/2024 to 29/06/2025 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	G08/20 Weir St BALWYN 3103	$540,000	22/03/2025
2	105/468 Whitehorse Rd SURREY HILLS 3127	$550,000	06/02/2025
3	G12/188 Whitehorse Rd BALWYN 3103	$560,000	07/01/2025

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: 30/06/2025 20:53

208/184 Whitehorse Road, Balwyn Vic 3103



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$550,000 - $570,000
Median Unit Price
30/06/2024 - 29/06/2025: $676,000

Comparable Properties



G08/20 Weir St BALWYN 3103 (REI/VG)

2 1 1

Price: $540,000
Method: Private Sale
Date: 22/03/2025
Property Type: Unit

Agent Comments



105/468 Whitehorse Rd SURREY HILLS 3127 (REI/VG)

2 2 1

Price: $550,000
Method: Expression of Interest
Date: 06/02/2025
Property Type: Apartment

Agent Comments



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

2 2 1

Price: $560,000
Method: Private Sale
Date: 07/01/2025
Property Type: Apartment

Agent Comments

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

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