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	1/28-30 Winfield Road, Balwyn North Vic 3104

Indicative selling price

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

Single price $1,190,000

Median sale price

Median price $1,200,000 Property Type Unit Suburb Balwyn North

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	4/70 Dunloe Av MONT ALBERT NORTH 3129	$1,115,000	16/04/2025
2	4/16 Carrigal St BALWYN 3103	$1,252,000	16/04/2025
3	2/38 Peter St BOX HILL NORTH 3129	$1,252,000	15/03/2025

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: 15/05/2025 11:04

1/28-30 Winfield Road, Balwyn North Vic 3104



3 2 2

Rooms: 6
Property Type: Townhouse

Indicative Selling Price
$1,190,000
Median Unit Price
Year ending March 2025: $1,200,000

Comparable Properties



4/70 Dunloe Av MONT ALBERT NORTH 3129 (REI/VG)

3 2 2

Price: $1,115,000
Method: Private Sale
Date: 16/04/2025
Property Type: Unit

Agent Comments



4/16 Carrigal St BALWYN 3103 (REI)

3 2 2

Price: $1,252,000
Method: Auction Sale
Date: 16/04/2025
Property Type: Townhouse (Res)

Agent Comments



2/38 Peter St BOX HILL NORTH 3129 (REI)

3 2 2

Price: $1,252,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Res)
Land Size: 211 sqm approx

Agent Comments

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

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