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	59 Rochester Road, Balwyn Vic 3103

Indicative selling price

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

Single price $2,690,000

Median sale price

Median price $3,091,000 Property Type House Suburb Balwyn

Period - From 01/04/2025 to 30/06/2025 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	204 Mont Albert Rd SURREY HILLS 3127	$2,701,888	05/07/2025
2	17 Narrak Rd BALWYN 3103	$2,688,888	12/04/2025
3	10 Angle Rd DEEPDENE 3103	$2,592,500	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: 29/08/2025 14:14

59 Rochester Road, Balwyn Vic 3103

Nelson Alexander



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,690,000
Median House Price
June quarter 2025: $3,091,000

Comparable Properties



204 Mont Albert Rd SURREY HILLS 3127 (REI)

5 3 2

Price: $2,701,888
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments



17 Narrak Rd BALWYN 3103 (REI/VG)

4 2 2

Price: $2,688,888
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments



10 Angle Rd DEEPDENE 3103 (REI/VG)

4 2 2

Price: $2,592,500
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata .com.au

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