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	307/200 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Range between $430,000 & $460,000

Median sale price

Median price $840,000 Property Type Unit 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	121/188 Whitehorse Rd BALWYN 3103	$490,000	21/05/2025
2	G11/828 Burke Rd CAMBERWELL 3124	$430,000	07/05/2025
3	G06/188 Whitehorse Rd BALWYN 3103	$445,000	23/04/2025

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: 11/08/2025 09:27

307/200 Whitehorse Road, Balwyn Vic 3103

Nelson Alexander



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$430,000 - $460,000
Median Unit Price
June quarter 2025: $840,000

Comparable Properties

121/188 Whitehorse Rd BALWYN 3103 (VG)

1 - -

Agent Comments

Price: $490,000
Method: Sale
Date: 21/05/2025
Property Type: Strata Unit/Flat

G11/828 Burke Rd CAMBERWELL 3124 (VG)

1 - -

Agent Comments

Price: $430,000
Method: Sale
Date: 07/05/2025
Property Type: Strata Unit/Flat



G06/188 Whitehorse Rd BALWYN 3103 (REI/VG)

1 1 1

Agent Comments

Price: $445,000
Method: Private Sale
Date: 23/04/2025
Property Type: Apartment

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

REIV THE DIFFERENCE | propertydata.com.au

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