

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

7/86a Balwyn Road, Balwyn Vic 3103

Indicative selling price

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

Single price \$1,350,000

Median sale price

Median price \$1,398,888

Property Type Townhouse

Suburb Balwyn

Period - From 22/09/2024

to 21/09/2025

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	1/47 Rochester Rd CANTERBURY 3126	\$1,390,000	20/06/2025
2	2/52 Nungerner St BALWYN 3103	\$1,375,000	06/09/2025
3	2/15 Kireep Rd BALWYN 3103	\$1,350,000	06/08/2025

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:

22/09/2025 13:58



 3  2  2

Rooms: 5
Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$1,350,000
Median Townhouse Price
 22/09/2024 - 21/09/2025: \$1,398,888

Comparable Properties



1/47 Rochester Rd CANTERBURY 3126 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,390,000
Method: Private Sale
Date: 20/06/2025
Property Type: Townhouse (Single)
Land Size: 250 sqm approx



2/52 Nungerner St BALWYN 3103 (REI)

Agent Comments

 3  2  2

Price: \$1,375,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Unit



2/15 Kireep Rd BALWYN 3103 (VG)

Agent Comments

 3  -  -

Price: \$1,350,000
Method: Sale
Date: 06/08/2025
Property Type: Flat/Unit/Apartment (Res)

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