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	1/3 Corhampton Road, Balwyn North Vic 3104

Indicative selling price

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

Single price	$849,000

Median sale price

Median price	$1,042,500	Property Type	Unit	Suburb	Balwyn North
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	7/97 Bulleen Rd BALWYN NORTH 3104	$900,000	05/08/2025
2	4/2 Eyre St BALWYN 3103	$840,000	21/06/2025
3	5/58 Harp Rd KEW 3101	$862,000	19/06/2025

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: 16/09/2025 13:19

1/3 Corhampton Road, Balwyn North Vic 3104

Nelson Alexander



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$849,000
Median Unit Price
June quarter 2025: $1,042,500

Comparable Properties



7/97 Bulleen Rd BALWYN NORTH 3104 (REI)

3 2 2

Price: $900,000
Method: Private Sale
Date: 05/08/2025
Property Type: Apartment

Agent Comments



4/2 Eyre St BALWYN 3103 (REI/VG)

3 1 2

Price: $840,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Townhouse (Res)

Agent Comments



5/58 Harp Rd KEW 3101 (REI/VG)

2 1 1

Price: $862,000
Method: Sold Before Auction
Date: 19/06/2025
Property Type: Unit

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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