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	10 Yonga Road, Balwyn Vic 3103

Indicative selling price

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

Range between $2,300,000 & $2,500,000

Median sale price

Median price $2,894,000 Property Type House Suburb Balwyn

Period - From 25/08/2024 to 24/08/2025 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	69 Guildford Rd SURREY HILLS 3127	$2,265,000	16/05/2025
2	1 Tonkin Av BALWYN 3103	$2,450,000	05/04/2025
3	22 Westminster St BALWYN 3103	$2,500,000	14/03/2025

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: 25/08/2025 17:19

10 Yonga Road, Balwyn Vic 3103



3 2 2

Rooms: 6
Property Type: House
Land Size: 580sqm approx. sqm approx

Agent Comments

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
25/08/2024 - 24/08/2025: $2,894,000

Comparable Properties



69 Guildford Rd SURREY HILLS 3127 (REI/VG)

3 2 2

Price: $2,265,000
Method: Sold Before Auction
Date: 16/05/2025
Property Type: House (Res)
Land Size: 354 sqm approx

Agent Comments



1 Tonkin Av BALWYN 3103 (REI/VG)

5 2 2

Price: $2,450,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 441 sqm approx

Agent Comments



22 Westminster St BALWYN 3103 (REI/VG)

3 2 2

Price: $2,500,000
Method: Sold Before Auction
Date: 14/03/2025
Property Type: House (Res)
Land Size: 695 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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