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	3/9 Grey Street, Balwyn Vic 3103

Indicative selling price

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

Range between $620,000 & $680,000

Median sale price

Median price $800,000 Property Type Unit Suburb Balwyn

Period - From 08/09/2024 to 07/09/2025 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	6/9 Maylands Av BALWYN NORTH 3104	$715,500	05/08/2025
2			
3			

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: 08/09/2025 10:14

3/9 Grey Street, Balwyn Vic 3103

Mark Read
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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$620,000 - $680,000
Median Unit Price
08/09/2024 - 07/09/2025: $800,000

Comparable Properties



6/9 Maylands Av BALWYN NORTH 3104 (REI)

2 1 1

Price: $715,500
Method: Sold Before Auction
Date: 05/08/2025
Property Type: Unit

Agent Comments

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.

Account - Jellis Craig | P: 98305966

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