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	109 Strabane Avenue, Balwyn Vic 3103

Indicative selling price

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

Single price $1,995,000

Median sale price

Median price $2,900,000 Property Type House Suburb Balwyn

Period - From 21/10/2024 to 20/10/2025 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	75 Greythorn Rd BALWYN NORTH 3104	$2,100,000	09/09/2025
2	300 Belmore Rd BALWYN 3103	$2,012,500	14/06/2025
3	141 Greythorn Rd BALWYN NORTH 3104	$1,888,888	05/05/2025

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: 21/10/2025 11:57

109 Strabane Avenue, Balwyn Vic 3103

JellisCraig

David Fileccia
0402 026 748
DavidFileccia@jelliscraig.com.au



4 2 3

Property Type: House
Land Size: 929 sqm approx

Agent Comments

Indicative Selling Price
$1,995,000
Median House Price
21/10/2024 - 20/10/2025: $2,900,000

Comparable Properties



75 Greythorn Rd BALWYN NORTH 3104 (REI)

5 3 2

Price: $2,100,000
Method: Private Sale
Date: 09/09/2025
Property Type: House
Land Size: 919 sqm approx

Agent Comments



300 Belmore Rd BALWYN 3103 (REI/VG)

2 1 2

Price: $2,012,500
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 841 sqm approx

Agent Comments



141 Greythorn Rd BALWYN NORTH 3104 (REI/VG)

5 3 3

Price: $1,888,888
Method: Private Sale
Date: 05/05/2025
Property Type: House
Land Size: 800 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE

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