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	6 Ian Street, Balwyn Vic 3103

Indicative selling price

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

Single price	$2,938,000

Median sale price

Median price	$2,894,000	Property Type	House	Suburb	Balwyn
Period - From	10/10/2024	to	09/10/2025	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	33 Jurang St BALWYN 3103	$2,900,000	16/09/2025
2	25 Frederick St BALWYN 3103	$2,980,000	07/07/2025
3	5 Reid St BALWYN 3103	$2,868,800	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: 10/10/2025 12:36

6 Ian Street, Balwyn Vic 3103

Yili Ma
03 8564 2500
0412 938 115
Yili.ma@marshallwhite.com.au



4 3 2

Property Type: House
Land Size: 661 sqm approx

Agent Comments

Indicative Selling Price
$2,938,000
Median House Price
10/10/2024 - 09/10/2025: $2,894,000

Comparable Properties



33 Jurang St BALWYN 3103 (REI)

4 2 2

Price: $2,900,000
Method: Private Sale
Date: 16/09/2025
Property Type: House (Res)

Agent Comments

25 Frederick St BALWYN 3103 (REI)

4 2 2

Price: $2,980,000
Method: Private Sale
Date: 07/07/2025
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments



5 Reid St BALWYN 3103 (REI)

4 2 1

Price: $2,868,800
Method: Private Sale
Date: 05/05/2025
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments

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