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	2/28 Birdwood Street, Balwyn Vic 3103

Indicative selling price

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

Range between $950,000 & $1,000,000

Median sale price

Median price $828,250 Property Type Unit Suburb Balwyn

Period - From 01/07/2024 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	4/50 Belford Rd KEW EAST 3102	$965,000	23/08/2025
2	1/20 Jurang St BALWYN 3103	$1,010,000	02/08/2025
3	2/425 Barkers Rd KEW 3101	$910,000	26/03/2025

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: 23/09/2025 15:34

2/28 Birdwood Street, Balwyn Vic 3103



Property Type:
Agent Comments

Indicative Selling Price
$950,000 - $1,000,000
Median Unit Price
Year ending June 2025: $828,250

Comparable Properties



4/50 Belford Rd KEW EAST 3102 (REI)

3 | 1 | 2

Price: $965,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Unit

Agent Comments



1/20 Jurang St BALWYN 3103 (REI)

2 | 1 | 1

Price: $1,010,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)

Agent Comments



2/425 Barkers Rd KEW 3101 (REI/VG)

2 | 1 | 2

Price: $910,000
Method: Sold Before Auction
Date: 26/03/2025
Property Type: Unit

Agent Comments

Account - Marshall White | P: 03 9822 9999

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