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	20/3-5 Kireep Road, Balwyn Vic 3103

Indicative selling price

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

Range between $570,000 & $625,000

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	6/92 Union Rd SURREY HILLS 3127	$650,000	15/08/2025
2	2/18 Clapham St BALWYN 3103	$650,000	26/07/2025
3	13/204 Whitehorse Rd BALWYN 3103	$622,000	09/07/2025

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: 11/09/2025 12:07

20/3-5 Kireep Road, Balwyn Vic 3103

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$570,000 - $625,000
Median Unit Price
Year ending June 2025: $828,250

Comparable Properties



6/92 Union Rd SURREY HILLS 3127 (REI)

2 1 1

Price: $650,000
Method: Private Sale
Date: 15/08/2025
Property Type: Unit

Agent Comments

2/18 Clapham St BALWYN 3103 (REI)

2 1 1

Price: $650,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Unit

Agent Comments



13/204 Whitehorse Rd BALWYN 3103 (REI/VG)

2 2 1

Price: $622,000
Method: Private Sale
Date: 09/07/2025
Property Type: Unit

Agent Comments

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