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	1/21 Weir Street, Balwyn Vic 3103

Indicative selling price

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

Single price $1,795,000

Median sale price

Median price $1,438,000 Property Type Townhouse Suburb Balwyn

Period - From 14/11/2024 to 13/11/2025 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	5/55 Yerrin St BALWYN 3103	$1,700,000	23/09/2025
2	2 Peppercorn Pl SURREY HILLS 3127	$1,760,000	13/09/2025
3	9/37 Banool Rd BALWYN 3103	$1,784,000	31/05/2025

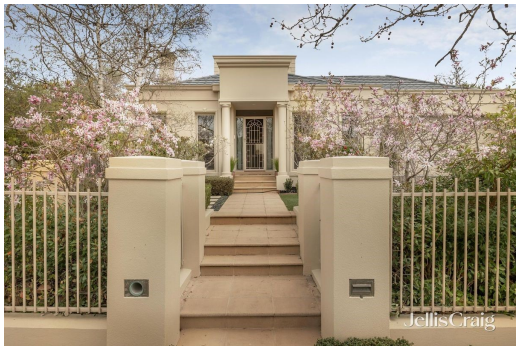
OR

~~**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: 14/11/2025 09:26

1/21 Weir Street, Balwyn Vic 3103

JellisCraig



3 2 2

Property Type: Townhouse (Res)
Land Size: 335 sqm approx

Agent Comments

Indicative Selling Price
$1,795,000
Median Townhouse Price
14/11/2024 - 13/11/2025: $1,438,000

Comparable Properties



5/55 Yerrin St BALWYN 3103 (REI/VG)

3 2 2

Price: $1,700,000
Method: Private Sale
Date: 23/09/2025
Property Type: Townhouse (Res)

Agent Comments



2 Peppercorn Pl SURREY HILLS 3127 (REI)

3 2 3

Price: $1,760,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Townhouse (Res)

Agent Comments

9/37 Banool Rd BALWYN 3103 (REI/VG)

4 2 2

Price: $1,784,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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