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	6/55 Yarrbat Avenue, Balwyn VIC 3103

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $805,750 Property Type Unit Suburb Balwyn

Period - From 22/04/2025 to 21/10/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3/40 Talbot Avenue Balwyn VIC 3103	$839,000	21/10/2025
2/16-18 Jersey Street Balwyn VIC 3103	$790,000	13/09/2025
8/7 Kireep Road Balwyn VIC 3103	$850,000	16/08/2025

This Statement of Information was prepared on: 22/10/2025