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	18 Winmalee Road, Balwyn Vic 3103

Indicative selling price

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

Range between $5,600,000 & $6,000,000

Median sale price

Median price $2,860,000 Property Type House Suburb Balwyn

Period - From 01/10/2024 to 30/09/2025 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	22 Naroo St BALWYN 3103	$5,400,000	28/08/2025
2	27 Lansdown St BALWYN NORTH 3104	$6,327,000	22/08/2025
3	24 Jaserfold St BALWYN NORTH 3104	$5,760,000	14/08/2025

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: 21/10/2025 10:21

18 Winmalee Road, Balwyn Vic 3103

JellisCraig

Elsa Li
03 9810 5000
0477 888 099
ElsaLi@jelliscraig.com.au



5 6 5

Property Type: House
Land Size: 637 sqm approx

Agent Comments

Indicative Selling Price
$5,600,000 - $6,000,000
Median House Price
Year ending September 2025: $2,860,000

Comparable Properties



22 Naroo St BALWYN 3103 (REI)

5 7 2

Price: $5,400,000
Method: Private Sale
Date: 28/08/2025
Property Type: House

Agent Comments



27 Lansdown St BALWYN NORTH 3104 (REI/VG)

5 6 4

Price: $6,327,000
Method: Private Sale
Date: 22/08/2025
Property Type: House (Res)
Land Size: 630 sqm approx

Agent Comments



24 Jaserfold St BALWYN NORTH 3104 (VG)

4 - -

Price: $5,760,000
Method: Sale
Date: 14/08/2025
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments

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