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	16 Head Street, Balwyn Vic 3103

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $2,888,000 Property Type House Suburb Balwyn

Period - From 13/10/2024 to 12/10/2025 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	58a Aylmer St BALWYN NORTH 3104	$1,338,888	22/09/2025
2	29 Irymple Av KEW EAST 3102	$1,281,000	15/09/2025
3	5 Woodlands Av KEW EAST 3102	$1,395,000	31/08/2025

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: 13/10/2025 09:26

16 Head Street, Balwyn Vic 3103



Property Type:
Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
13/10/2024 - 12/10/2025: $2,888,000

Comparable Properties



58a Aylmer St BALWYN NORTH 3104 (REI)

2 | 1 | 1

Price: $1,338,888
Method: Private Sale
Date: 22/09/2025
Property Type: House (Res)
Land Size: 438 sqm approx

Agent Comments



29 Irymple Av KEW EAST 3102 (REI)

3 | 1 | 1

Price: $1,281,000
Method: Private Sale
Date: 15/09/2025
Property Type: House
Land Size: 311 sqm approx

Agent Comments



5 Woodlands Av KEW EAST 3102 (REI)

2 | 1 | 2

Price: $1,395,000
Method: Private Sale
Date: 31/08/2025
Property Type: House (Res)
Land Size: 425 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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