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	6/4 Raynes Street, Balwyn Vic 3103

Indicative selling price

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

Single price $798,000

Median sale price

Median price $809,750 Property Type Unit Suburb Balwyn

Period - From 18/11/2024 to 17/11/2025 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	15/8 Parring Rd BALWYN 3103	$790,000	01/10/2025
2	3/127 Balwyn Rd BALWYN 3103	$808,000	06/09/2025
3	1/36 Northcote Av BALWYN 3103	$790,000	10/08/2025

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: 18/11/2025 10:31

6/4 Raynes Street, Balwyn Vic 3103

Jerry Lin
0416 062 668
JerryLin@jelliscraig.com.au



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$798,000
Median Unit Price
18/11/2024 - 17/11/2025: $809,750

Comparable Properties



15/8 Parring Rd BALWYN 3103 (REI)

2 1 1

Price: $790,000
Method: Private Sale
Date: 01/10/2025
Property Type: Unit

Agent Comments



3/127 Balwyn Rd BALWYN 3103 (REI/VG)

2 1 2

Price: $808,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Unit

Agent Comments



1/36 Northcote Av BALWYN 3103 (REI/VG)

2 1 1

Price: $790,000
Method: Sold Before Auction
Date: 10/08/2025
Property Type: Villa

Agent Comments

Account - Jellis Craig | P: 98305966

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