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	1/43 Yerrin Street, Balwyn Vic 3103

Indicative selling price

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

Single price $1,670,000

Median sale price

Median price $823,500 Property Type Unit Suburb Balwyn

Period - From 08/12/2024 to 07/12/2025 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	1/28 Power St BALWYN 3103	$1,580,000	29/11/2025
2	2/38 Alpha St BALWYN NORTH 3104	$1,600,000	15/11/2025
3	1/12 King St BALWYN 3103	$1,645,000	18/10/2025

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: 08/12/2025 09:45

JellisCraig



3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,670,000
Median Unit Price
08/12/2024 - 07/12/2025: $823,500

Comparable Properties



1/28 Power St BALWYN 3103 (REI)

3 2 2

Price: $1,580,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Townhouse (Res)

Agent Comments



2/38 Alpha St BALWYN NORTH 3104 (REI)

3 2 2

Price: $1,600,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Unit

Agent Comments



1/12 King St BALWYN 3103 (REI)

3 3 2

Price: $1,645,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

REIV THE DIFFERENCE

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