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	1/6 Parring Road, Balwyn Vic 3103

Indicative selling price

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

Single price $1,550,000

Median sale price

Median price $1,450,000 Property Type Townhouse Suburb Balwyn

Period - From 20/01/2025 to 19/01/2026 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	3/1a Evelina St MONT ALBERT NORTH 3129	$1,550,000	10/12/2025
2	3/4 Felix St SURREY HILLS 3127	$1,550,000	15/10/2025
3	2/398 Mont Albert Rd MONT ALBERT 3127	$1,580,000	22/09/2025

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: 20/01/2026 09:46

1/6 Parring Road, Balwyn Vic 3103

JellisCraig

Mark Pezzin
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Indicative Selling Price
$1,550,000
Median Townhouse Price
20/01/2025 - 19/01/2026: $1,450,000



3 2 2

Property Type: House (Res)
Land Size: 235 sqm approx

Agent Comments

Comparable Properties



3/1a Evelina St MONT ALBERT NORTH 3129 (REI)

3 3 2

Price: $1,550,000
Method: Private Sale
Date: 10/12/2025
Property Type: Townhouse (Single)

Agent Comments

3/4 Felix St SURREY HILLS 3127 (REI/VG)

3 3 2

Price: $1,550,000
Method: Sold Before Auction
Date: 15/10/2025
Property Type: Townhouse (Res)

Agent Comments



2/398 Mont Albert Rd MONT ALBERT 3127 (REI/VG)

4 3 2

Price: $1,580,000
Method: Private Sale
Date: 22/09/2025
Property Type: Townhouse (Res)
Land Size: 268 sqm approx

Agent Comments

REIV THE DIFFERENCE

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