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	4/1 Brenbeal Street, Balwyn Vic 3103

Indicative selling price

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

Range between $780,000 & $830,000

Median sale price

Median price $805,000 Property Type Unit 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	15/8 Parring Rd BALWYN 3103	$790,000	01/10/2025
2	3/127 Balwyn Rd BALWYN 3103	$808,000	06/09/2025
3	1/120 Rochester Rd BALWYN 3103	$885,000	06/09/2025

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: 20/10/2025 14:12

4/1 Brenbeal Street, Balwyn Vic 3103



2 1 1

Rooms: 4
Property Type: Villa

Agent Comments

Indicative Selling Price
$780,000 - $830,000
Median Unit Price
Year ending September 2025: $805,000

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



1/120 Rochester Rd BALWYN 3103 (REI)

2 1 2

Price: $885,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

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