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	2/31 Weir Street, Balwyn Vic 3103

Indicative selling price

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

Single price $750,000

Median sale price

Median price $801,000 Property Type Unit Suburb Balwyn

Period - From 01/07/2025 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	2/17 Grace St MONT ALBERT 3127	$730,000	07/10/2025
2	3/9 Grey St BALWYN 3103	$758,000	13/09/2025
3	6/23-25 Ross St SURREY HILLS 3127	$738,000	05/07/2025

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: 05/12/2025 09:29

2/31 Weir Street, Balwyn Vic 3103

Brett Philipp
0425 756 789
brett.philipp@marshallwhite.com.au



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$750,000
Median Unit Price
September quarter 2025: $801,000

Comparable Properties



2/17 Grace St MONT ALBERT 3127 (REI/VG)

2 1 1

Price: $730,000
Method: Private Sale
Date: 07/10/2025
Property Type: Unit
Land Size: 114 sqm approx

Agent Comments



3/9 Grey St BALWYN 3103 (REI/VG)

2 1 1

Price: $758,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Unit

Agent Comments



6/23-25 Ross St SURREY HILLS 3127 (REI)

2 1 1

Price: $738,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Unit

Agent Comments

Account - Marshall White | P: 03 9822 9999

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