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	2/30 Weir Street, Balwyn Vic 3103

Indicative selling price

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

Range between $820,000 & $880,000

Median sale price

Median price $833,500 Property Type Unit Suburb Balwyn

Period - From 01/01/2025 to 31/12/2025 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	1/28 Northcote Av BALWYN 3103	$850,000	13/12/2025
2	5/27-29 Langford St SURREY HILLS 3127	$811,000	29/11/2025
3	5/232-234 Belmore Rd BALWYN 3103	$880,000	11/11/2025

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: 13/01/2026 12:58

2/30 Weir Street, Balwyn Vic 3103



2 1 1

Rooms: 4

Property Type: Unit

Indicative Selling Price
$820,000 - $880,000
Median Unit Price
Year ending December 2025: $833,500

Comparable Properties



1/28 Northcote Av BALWYN 3103 (REI)

2 1 1

Price: $850,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Unit

Agent Comments



5/27-29 Langford St SURREY HILLS 3127 (REI)

2 1 1

Price: $811,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Unit

Agent Comments



5/232-234 Belmore Rd BALWYN 3103 (REI)

2 1 1

Price: $880,000
Method: Private Sale
Date: 11/11/2025
Property Type: Unit
Land Size: 226 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

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