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	15 Brenbeal Street, Balwyn Vic 3103

Indicative selling price

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

Range between $1,650,000 & $1,815,000

Median sale price

Median price $2,860,000 Property Type House Suburb Balwyn

Period - From 19/01/2025 to 18/01/2026 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	1/21 Weir St BALWYN 3103	$1,755,000	29/12/2025
2	1/43 Yerrin St BALWYN 3103	$1,670,000	17/12/2025
3	25 Kent Rd SURREY HILLS 3127	$1,866,000	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: 19/01/2026 14:21

15 Brenbeal Street, Balwyn Vic 3103



3 2 2

Rooms: 7
Property Type: Unit
Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,815,000
Median House Price
19/01/2025 - 18/01/2026: $2,860,000

Comparable Properties



1/21 Weir St BALWYN 3103 (REI)

3 2 2

Price: $1,755,000
Method: Private Sale
Date: 29/12/2025
Property Type: Townhouse (Single)
Land Size: 335 sqm approx

Agent Comments



1/43 Yerrin St BALWYN 3103 (REI)

3 2 2

Price: $1,670,000
Method: Private Sale
Date: 17/12/2025
Property Type: Unit

Agent Comments



25 Kent Rd SURREY HILLS 3127 (REI)

3 2 2

Price: $1,866,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 345 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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