

# 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

206/188 Whitehorse Road, Balwyn, VIC 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$375,000

&

\$395,000

### Median sale price

Median price

1,089,500

Property Type

Unit

Suburb

BALWYN

Period - From

29/04/2024

to

28/10/2024

Source

core\_logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	104/188 Whitehorse Road Balwyn Vic 3103	\$375,000	2024-08-30
2	413/188 Whitehorse Road Balwyn Vic 3103	\$390,000	2024-08-20
3	G01/188 Whitehorse Road Balwyn Vic 3103	\$380,000	2024-06-19

This Statement of Information was prepared on:

29/10/2024