

# 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

G03/342 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 

\$370,000
-----------

 & 

\$400,000
-----------

### Median sale price

Median price 

\$832,000
-----------

 Property Type 

Unit
------

 Suburb 

Balwyn
--------

Period - From 

01/10/2024
------------

 to 

31/12/2024
------------

 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	136/188 Whitehorse Rd BALWYN 3103	\$360,000	16/12/2024
2	g02/188 Whitehorse Rd BALWYN 3103	\$385,500	27/06/2024
3	G01/188 Whitehorse Rd BALWYN 3103	\$380,000	26/06/2024

**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: 

27/02/2025 14:12
------------------



1   
 1   
 1

**Property Type:** House (Res)

**Land Size:** 747 sqm approx

Agent Comments

**Indicative Selling Price**

\$370,000 - \$400,000

**Median Unit Price**

December quarter 2024: \$832,000

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

## Comparable Properties



**136/188 Whitehorse Rd BALWYN 3103 (REI/VG)**

Agent Comments

1   
 1   
 1

**Price:** \$360,000

**Method:** Private Sale

**Date:** 16/12/2024

**Property Type:** Apartment

Not a ground level apartment

**g02/188 Whitehorse Rd BALWYN 3103 (REI)**

Agent Comments

1   
 1   
 -

**Price:** \$385,500

**Method:** Auction Sale

**Date:** 27/06/2024

**Property Type:** Apartment

Ground level apartment



**G01/188 Whitehorse Rd BALWYN 3103 (REI/VG)**

Agent Comments

1   
 1   
 1

**Price:** \$380,000

**Method:** Private Sale

**Date:** 26/06/2024

**Property Type:** Apartment

**Land Size:** 66 sqm approx

Ground level apartment

Account - Barry Plant | P: 03 9842 8888