

# 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

3/9 Weir Street, Balwyn Vic 3103

### Indicative selling price

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

Single price

\$1,300,000

### Median sale price

Median price

\$850,000

Property Type

Unit

Suburb

Balwyn

Period - From

01/07/2023

to

30/09/2023

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	24/6 Balwyn Rd CANTERBURY 3126	\$1,300,000	16/11/2023
2	4/3 Windsor Cr SURREY HILLS 3127	\$1,277,000	14/10/2023
3	1/24 Rochester Rd CANTERBURY 3126	\$1,253,000	29/07/2023

**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:

08/12/2023 08:20



3   
 2   
 2

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$1,300,000

**Median Unit Price**

September quarter 2023: \$850,000

## Comparable Properties



**24/6 Balwyn Rd CANTERBURY 3126 (REI)**

**Agent Comments**

3   
 2   
 2

**Price:** \$1,300,000

**Method:** Sold Before Auction

**Date:** 16/11/2023

**Property Type:** Unit



**4/3 Windsor Cr SURREY HILLS 3127 (REI)**

**Agent Comments**

3   
 1   
 1

**Price:** \$1,277,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** Unit



**1/24 Rochester Rd CANTERBURY 3126 (REI/VG)**

**Agent Comments**

2   
 2   
 2

**Price:** \$1,253,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** Townhouse (Res)