

## 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

3/100 BALWYN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$575,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Balwyn

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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 6 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

9/47 YERRIN STREET BALWYN VIC 3103

\$570,000

22-Nov-24

6/553 WHITEHORSE ROAD SURREY HILLS VIC 3127

\$580,000

14-Feb-25

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 6 months.

This Statement of Information was prepared on: 26 March 2025



**9/47 YERRIN STREET BALWYN VIC 3103**

Sold Price **\$570,000** Sold Date **22-Nov-24**

2 1 1

Distance **0.45km**



**6/553 WHITEHORSE ROAD SURREY HILLS VIC 3127**

Sold Price **\$580,000** Sold Date **14-Feb-25**

2 1 1

Distance **1.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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