

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

1/126 Winmalee Road, Balwyn Vic 3103

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,750,000

Property Type

Townhouse

Suburb

Balwyn

Period - From

02/10/2023

to

01/10/2024

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	2/35 Talbot Av BALWYN 3103	\$1,426,000	03/08/2024
2	1/11 Weir St BALWYN 3103	\$1,450,000	13/04/2024
3	1/23 Weir St BALWYN 3103	\$1,460,000	16/03/2024

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:

02/10/2024 09:57



3
 2
 2

Property Type: Unit
Land Size: 238 sqm approx
Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median Townhouse Price
 02/10/2023 - 01/10/2024: \$1,750,000

Comparable Properties



2/35 Talbot Av BALWYN 3103 (REI)

Agent Comments

3
 2
 2

Price: \$1,426,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Unit



1/11 Weir St BALWYN 3103 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,450,000
Method: Auction Sale
Date: 13/04/2024
Property Type: Townhouse (Res)



1/23 Weir St BALWYN 3103 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,460,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Townhouse (Res)
Land Size: 203 sqm approx

Account - VICPROP