Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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

Range between \$350,000	&	\$380,000
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Median sale price

Median price \$832,000	Property Type U	nit	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

Address of comparable property		1 1100	Date of Sale
1	g02/188 Whitehorse Rd BALWYN 3103	\$385,500	27/06/2024
2	G01/188 Whitehorse Rd BALWYN 3103	\$380,000	26/06/2024
3	202/342 Whitehorse Rd BALWYN 3103	\$340,000	21/06/2024

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:	26/03/2025 17:03



Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$350,000 - \$380,000 **Median Unit Price** December quarter 2024: \$832,000

Comparable Properties

g02/188 Whitehorse Rd BALWYN 3103 (REI)

Agent Comments

Price: \$385,500 Method: Auction Sale Date: 27/06/2024

Property Type: Apartment

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



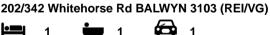




Agent Comments

Price: \$380,000 Method: Private Sale Date: 26/06/2024

Property Type: Apartment Land Size: 66 sqm approx





Agent Comments

Price: \$340,000 Method: Private Sale

Date: 21/06/2024

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888





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