

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

1/362 BELMORE ROAD BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,750

Property type

Unit

Suburb

Balwyn

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

2/362 BELMORE ROAD BALWYN VIC 3103	\$800,000	06-Aug-25
1/10 BOX HILL CRESCENT MONT ALBERT NORTH VIC 3129	\$950,000	29-Jul-25
34 MILNE ROAD MONT ALBERT NORTH VIC 3129	\$825,000	12-May-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: 24 October 2025



**2/362 BELMORE ROAD BALWYN
VIC 3103**

 2  2  1

Sold Price

\$800,000

Sold Date **06-Aug-25**

Distance

0km



**1/10 BOX HILL CRESCENT MONT
ALBERT NORTH VIC 3129**

 2  2  2

Sold Price

\$950,000

Sold Date **29-Jul-25**

Distance

1.14km



**34 MILNE ROAD MONT ALBERT
NORTH VIC 3129**

 2  1  1

Sold Price

\$825,000

Sold Date **12-May-25**

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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