

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

108 Belmore Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$2,698,000

Property Type House

Suburb Balwyn

Period - From 01/07/2025

to

30/06/2026

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	20 Reading Av BALWYN NORTH 3104	\$2,000,000	25/05/2026
2	36 Kitchener St DEEPDENE 3103	\$1,890,000	09/05/2026
3	17 Pavo St BALWYN NORTH 3104	\$1,800,000	21/03/2026

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:

15/09/2026 12:47



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Rooms: 8**Property Type:** Townhouse (Single)**Land Size:** 715 sqm approx**Agent Comments****Indicative Selling Price**

\$1,800,000 - \$1,980,000

Median House Price

Year ending June 2026: \$2,698,000

Comparable Properties

**20 Reading Av BALWYN NORTH 3104 (REI)****Agent Comments**

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Price: \$2,000,000**Method:** Private Sale**Date:** 25/05/2026**Property Type:** House**Land Size:** 920 sqm approx**36 Kitchener St DEEPDENE 3103 (REI)****Agent Comments**

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Price: \$1,890,000**Method:** Auction Sale**Date:** 09/05/2026**Property Type:** House (Res)**17 Pavo St BALWYN NORTH 3104 (REI)****Agent Comments**

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 2

Price: \$1,800,000**Method:** Auction Sale**Date:** 21/03/2026**Property Type:** House (Res)**Land Size:** 700 sqm approx

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