Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prope	rty offered f	or sale						
Address Including suburb and postcode		ind	144 Winmalee Road, Balwyn Vic 3103					
Indica	tive selling	price						
For the	meaning of th	his price see o	consumer.vic.gov.a	u/underquot	ting			
Range between \$4,70		1,700,000	,000 & \$5,170,000					
Media	n sale price							
Medi	ian price \$2,8	360,000	Property Type Ho	use	Subu	urb Balwyn		
Period - From 01/10/		10/2024	to 30/09/2025	So	ource	,		
Compa	arable prop	erty sales (*	Delete A or B be	low as app	olicable)			
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								
3								
OR								
B*			t's representative re in two kilometres of	•			•	
This Statement of Information was prepared on:					14/10/2025 13:18			





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Indicative Selling Price \$4,700,000 - \$5,170,000 **Median House Price**

Year ending September 2025: \$2,860,000





Property Type: House (Res) Land Size: 1629 sqm approx

Agent Comments

Comparable Properties

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.

Account - RT Edgar Boroondara | P: 88882000



