

# 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

153 Balwyn Road, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$5,500,000

&

\$6,050,000

### Median sale price

Median price \$2,840,000

Property Type House

Suburb Balwyn

Period - From 01/01/2025

to 31/03/2025

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	163 Maud St BALWYN NORTH 3104	\$5,600,000	13/06/2025
2	14 Boston Rd BALWYN 3103	\$5,868,000	04/04/2025
3	21 Palmer Av BALWYN 3103	\$5,850,000	04/04/2025

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:

18/06/2025 17:35



5 5 6

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$5,500,000 - \$6,050,000  
**Median House Price**  
March quarter 2025: \$2,840,000

Comparable Properties



**163 Maud St BALWYN NORTH 3104 (REI)**

**Agent Comments**

5 5 6

**Price:** \$5,600,000  
**Method:** Private Sale  
**Date:** 13/06/2025  
**Property Type:** House (Res)  
**Land Size:** 717 sqm approx



**14 Boston Rd BALWYN 3103 (REI)**

**Agent Comments**

4 3 6

**Price:** \$5,868,000  
**Method:** Auction Sale  
**Date:** 04/04/2025  
**Property Type:** House (Res)



**21 Palmer Av BALWYN 3103 (REI)**

**Agent Comments**

5 4 4

**Price:** \$5,850,000  
**Method:** Private Sale  
**Date:** 04/04/2025  
**Property Type:** House  
**Land Size:** 975 sqm approx

**Account -** RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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