

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

Range between \$4,900,000

&

\$5,300,000

Median sale price

Median price \$2,860,000

Property Type House

Suburb Balwyn

Period - From 01/10/2024

to 30/09/2025

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	5 Hertford Cr BALWYN 3103	\$5,340,000	05/11/2025
2	46 Stroud St BALWYN 3103	\$5,186,000	21/10/2025
3	40 Elliott Av BALWYN 3103	\$5,180,000	22/05/2025

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:

19/11/2025 21:49



 5  5  6

Property Type: House

Agent Comments

Comparable Properties



5 Hertford Cr BALWYN 3103 (REI)

Agent Comments

 5  5  2

Price: \$5,340,000

Method: Private Sale

Date: 05/11/2025

Property Type: House (Res)

Land Size: 736 sqm approx



46 Stroud St BALWYN 3103 (REI)

Agent Comments

 5  4  2

Price: \$5,186,000

Method: Sold Before Auction

Date: 21/10/2025

Property Type: House (Res)

Land Size: 652 sqm approx



40 Elliott Av BALWYN 3103 (REI/VG)

Agent Comments

 5  5  2

Price: \$5,180,000

Method: Private Sale

Date: 22/05/2025

Property Type: House

Land Size: 668 sqm approx