

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

2/48 Weir Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$525,000 & \$575,000

Median sale price

Median price

\$718,000

Property Type

Unit

Suburb

Balwyn

Period - From

29/01/2024

to

28/01/2025

Source

Property Data

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	9/47 Yerrin St BALWYN 3103	\$570,000	27/11/2024
2	3/22 Weir St BALWYN 3103	\$560,000	12/11/2024
3	20/47 Yerrin St BALWYN 3103	\$550,000	06/09/2024

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:

29/01/2025 17:01

2/48 Weir Street, Balwyn Vic 3103



Romano Cellante
(03) 9835 1168
0412 100 989

romanoc@rosshunt.com.au

Indicative Selling Price

\$525,000 - \$575,000

Median Unit Price

29/01/2024 - 28/01/2025: \$718,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



9/47 Yerrin St BALWYN 3103 (REI/VG)

Agent Comments

2 1 2

Price: \$570,000

Method: Private Sale

Date: 27/11/2024

Property Type: Apartment



3/22 Weir St BALWYN 3103 (REI/VG)

Agent Comments

2 1 1

Price: \$560,000

Method: Sold Before Auction

Date: 12/11/2024

Property Type: Unit



20/47 Yerrin St BALWYN 3103 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 06/09/2024

Property Type: Unit

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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