

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

20 Westminster Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$3,700,000

&

\$3,900,000

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	38 Sevenoaks St BALWYN 3103	\$3,715,000	31/05/2025
2	89 Gordon St BALWYN 3103	\$3,915,000	30/03/2025
3	3 Ellen St BALWYN 3103	\$3,700,000	14/12/2024

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:

06/06/2025 13:58

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Indicative Selling Price

\$3,700,000 - \$3,900,000

Median House Price

March quarter 2025: \$2,840,000



5 3 4

Property Type: House
Land Size: 1012 sqm approx
Agent Comments

Comparable Properties

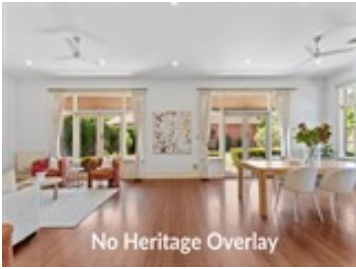


38 Sevenoaks St BALWYN 3103 (REI)

Agent Comments

5 2 2

Price: \$3,715,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 811 sqm approx



89 Gordon St BALWYN 3103 (REI)

Agent Comments

5 2 2

Price: \$3,915,000
Method: Auction Sale
Date: 30/03/2025
Property Type: House (Res)
Land Size: 817 sqm approx



3 Ellen St BALWYN 3103 (REI/VG)

Agent Comments

5 2 2

Price: \$3,700,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 655 sqm approx

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



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