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

282 Union Road, Balwyn Vic 3103

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$3,000,000		&		\$3,300,000			
Median sale p	rice							
Median price	\$2,850,000	Pro	operty Type	Hou	ise		Suburb	Balwyn
Period - From	01/04/2024	to	31/03/2025	5	So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	258-260 Belmore Rd BALWYN 3103	\$5,465,000	12/02/2025
2	3 Sanctuary CI BALWYN 3103	\$3,100,000	27/11/2024
3	191 Union Rd SURREY HILLS 3127	\$3,595,000	19/10/2024

OR

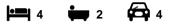
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

01/05/2025 09:46







Property Type: House **Land Size:** 1266 sqm approx Agent Comments Tim Heavyside 94703390 0403020404 tim@heavyside.co

Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price Year ending March 2025: \$2,850,000

Comparable Properties



258-260 Belmore Rd BALWYN 3103 (REI)



Price: \$5,465,000 Method: Sold Before Auction Date: 12/02/2025 Property Type: House (Res) Land Size: 1530 sqm approx Agent Comments

Agent Comments

Agent Comments



3 Sanctuary CI BALWYN 3103 (REI/VG)

2



Price: \$3,100,000 Method: Private Sale Date: 27/11/2024 Property Type: House Land Size: 956 sqm approx



191 Union Rd SURREY HILLS 3127 (REI/VG)

Price: \$3,595,000 Method: Auction Sale Date: 19/10/2024 Property Type: House (Res) Land Size: 919 sqm approx

Account - Heavyside



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