

# 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

3/26 Jurang Street, 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 \$1,350,000

&

\$1,420,000

### Median sale price

Median price \$1,437,500

Property Type Townhouse

Suburb Balwyn

Period - From 06/08/2024

to

05/08/2025

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	1/47 Rochester Rd CANTERBURY 3126	\$1,390,000	20/06/2025
2	1/535 Whitehorse Rd SURREY HILLS 3127	\$1,420,000	31/05/2025
3	2/9 Meadow Gr DEEPDENE 3103	\$1,405,000	17/05/2025

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:

06/08/2025 11:25



3
 1
 2

**Property Type:** Townhouse (Res)

**Land Size:** 200 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,420,000

**Median Townhouse Price**

06/08/2024 - 05/08/2025: \$1,437,500

## Comparable Properties



**1/47 Rochester Rd CANTERBURY 3126 (REI)**

Agent Comments

3
 2
 2

**Price:** \$1,390,000

**Method:** Private Sale

**Date:** 20/06/2025

**Property Type:** Townhouse (Single)

**Land Size:** 250 sqm approx



**1/535 Whitehorse Rd SURREY HILLS 3127 (REI/VG)**

Agent Comments

3
 2
 2

**Price:** \$1,420,000

**Method:** Auction Sale

**Date:** 31/05/2025

**Property Type:** Townhouse (Res)



**2/9 Meadow Gr DEEPPDENE 3103 (REI/VG)**

Agent Comments

3
 2
 2

**Price:** \$1,405,000

**Method:** Auction Sale

**Date:** 17/05/2025

**Property Type:** Unit

**Land Size:** 309 sqm approx