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									
Range betweer	ge between \$1,350,000		&		\$1,420,000				
Median sale price									
Median price	\$1,437,500	Pro	operty Type	Том	nhouse		Suburb	Balwyn	
Period - From	06/08/2024	to	05/08/2025		So	urce	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.

Ad	dress 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









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) 1 3 2 2 Price: \$1,390,000 Method: Private Sale Date: 20/06/2025 Property Type: Townhouse (Single) Land Size: 250 sqm approx	Agent Comments
1/535 Whitehorse Rd SURREY HILLS 3127 (REI/VG) 3 2 2 2 Price: \$1,420,000 Method: Auction Sale Date: 31/05/2025 Property Type: Townhouse (Res)	Agent Comments
2/9 Meadow Gr DEEPDENE 3103 (REI/VG) 3 2 2 2 Price: \$1,405,000 Method: Auction Sale Date: 17/05/2025 Property Type: Unit Land Size: 309 sqm approx	Agent Comments

Account - VICPROP | P: 03 8888 1011



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