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	31 Jurang Street, Balwyn Vic 3103
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,600,000	&	\$2,750,000

Median sale price

Median price	\$3,091,000	Pro	perty Type	House		Suburb	Balwyn
Period - From	01/04/2025	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	4 Burton St BALWYN NORTH 3104	\$2,780,000	02/07/2025
2	32 Yarrbat Av BALWYN 3103	\$2,950,000	02/07/2025
3	12 Jurang St BALWYN 3103	\$2,860,000	24/02/2025

OR

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

This Statement of Information was prepared on:	09/07/2025 19:16









Property Type: House (Res) Land Size: 768 sqm approx

Agent Comments

Indicative Selling Price \$2,600,000 - \$2,750,000 **Median House Price** June quarter 2025: \$3,091,000

Comparable Properties



4 Burton St BALWYN NORTH 3104 (REI)

Price: \$2,780,000 Method: Private Sale Date: 02/07/2025

Property Type: House

Agent Comments



32 Yarrbat Av BALWYN 3103 (REI)



Agent Comments

Price: \$2,950,000 Method: Private Sale Date: 02/07/2025 Property Type: House Land Size: 1120 sqm approx





12 Jurang St BALWYN 3103 (REI/VG)

Price: \$2,860,000 Method: Private Sale Date: 24/02/2025 Property Type: House Land Size: 705 sqm approx Agent Comments

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481





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