

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

344 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$2,860,000

Property Type House

Suburb Balwyn

Period - From 01/01/2025

to 31/12/2025

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	14 Lloyd St BALWYN NORTH 3104	\$2,300,000	09/12/2025
2	115 Greythorn Rd BALWYN NORTH 3104	\$2,150,000	24/09/2025
3	7 Kalonga Rd BALWYN NORTH 3104	\$1,860,000	18/09/2025

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:

26/02/2026 18:00



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Property Type: House
Land Size: 753 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,050,000
Median House Price
Year ending December 2025: \$2,860,000

Comparable Properties



14 Lloyd St BALWYN NORTH 3104 (VG)

Agent Comments

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Price: \$2,300,000
Method: Sale
Date: 09/12/2025
Property Type: Land
Land Size: 643 sqm approx



115 Greythorn Rd BALWYN NORTH 3104 (REI)

Agent Comments

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Price: \$2,150,000
Method: Private Sale
Date: 24/09/2025
Property Type: Land
Land Size: 984 sqm approx



7 Kalonga Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

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Price: \$1,860,000
Method: Private Sale
Date: 18/09/2025
Property Type: Land
Land Size: 697 sqm approx