

# 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

3A Collins Court, 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 \$1,800,000

&

\$1,900,000

### Median sale price

Median price \$2,888,000

Property Type House

Suburb Balwyn

Period - From 01/07/2024

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   | Price       | Date of sale |
|---|----------------------------------|-------------|--------------|
| 1 | 1/6 Osburn Av BALWYN NORTH 3104  | \$2,090,000 | 09/08/2025   |
| 2 | 10 Winfield Rd BALWYN NORTH 3104 | \$1,880,000 | 15/03/2025   |
| 3 |                                  |             |              |

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:

13/08/2025 11:30



4 2 2

Property Type: House  
Land Size: 563 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,800,000 - \$1,900,000  
Median House Price  
Year ending June 2025: \$2,888,000

Comparable Properties

1/6 Osburn Av BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$2,090,000  
Method:  
Date: 09/08/2025  
Property Type: Townhouse (Single)



10 Winfield Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 2 2

Price: \$1,880,000  
Method: Sold Before Auction  
Date: 15/03/2025  
Property Type: House (Res)  
Land Size: 427.97 sqm approx

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.