

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

4 SUNSET COURT BALNARRING VIC 3926

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,285,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,397,500

Property type

House

Suburb

Balnarring

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

20 PACIFIC DRIVE BALNARRING VIC 3926

\$1,370,000

22-Jun-26

5 HALSEY STREET BALNARRING VIC 3926

\$1,150,000

24-Apr-26

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 6 months.

This Statement of Information was prepared on: 27 August 2026



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**20 PACIFIC DRIVE BALNARRING
VIC 3926**

4 2 2

Sold Price **\$1,370,000** Sold Date **22-Jun-26**

Distance **0.15km**



**5 HALSEY STREET BALNARRING
VIC 3926**

3 1 6

Sold Price **\$1,150,000** Sold Date **24-Apr-26**

Distance **1.22km**

RS = Recent sale **UN** = Undisclosed Sale

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