

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

6/12 Kireep Road, Balwyn Vic 3103

Indicative selling price

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

Single price

\$780,000

Median sale price

Median price

\$782,500

Property Type

Unit

Suburb

Balwyn

Period - From

10/06/2025

to

09/06/2026

Source

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.

	Address of comparable property	Price	Date of sale
1	2/7 Mangan St BALWYN 3103	\$730,000	12/03/2026
2	2/31 Weir St BALWYN 3103	\$728,000	30/12/2025
3	6/4 Raynes St BALWYN 3103	\$775,000	11/12/2025

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:

10/06/2026 14:58



 2  1  0

Rooms: 4

Property Type: Unit

Land Size: 1675.673 sqm approx

Agent Comments

Indicative Selling Price

\$780,000

Median Unit Price

10/06/2025 - 09/06/2026: \$782,500

Comparable Properties



2/7 Mangan St BALWYN 3103 (REI/VG)

Agent Comments

 2  1  1

Price: \$730,000

Method: Private Sale

Date: 12/03/2026

Property Type: Apartment



2/31 Weir St BALWYN 3103 (REI/VG)

Agent Comments

 2  1  1

Price: \$728,000

Method: Private Sale

Date: 30/12/2025

Property Type: Unit



6/4 Raynes St BALWYN 3103 (REI/VG)

Agent Comments

 2  1  1

Price: \$775,000

Method: Private Sale

Date: 11/12/2025

Property Type: Unit

Account - Walsh Cairnes Kew | P: 03 98174401 | F: 03 9816 9171