

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

G13/188 WHITEHORSE ROAD BALWYN VIC 3103

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

\$580,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$832,000

Property type

Unit

Suburb

Balwyn

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

G12/188 WHITEHORSE ROAD BALWYN VIC 3103	\$560,000	18-Dec-24
106/200 WHITEHORSE ROAD BALWYN VIC 3103	\$625,000	16-Dec-24
105/20 WEIR STREET BALWYN VIC 3103	\$610,000	28-Feb-25

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: 01 May 2025



G12/188 WHITEHORSE ROAD BALWYN VIC 3103

2 2 1

Sold Price **\$560,000** Sold Date **18-Dec-24**

Distance **0km**



106/200 WHITEHORSE ROAD BALWYN VIC 3103

2 2 1

Sold Price **\$625,000** Sold Date **16-Dec-24**

Distance **0.1km**



105/20 WEIR STREET BALWYN VIC 3103

2 2 1

Sold Price ^{RS} **\$610,000** ^{UN} Sold Date **28-Feb-25**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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