

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

1/116 Belmore Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$930,000

&

\$1,020,000

Median sale price

Median price \$925,000

Property Type Unit

Suburb Balwyn

Period - From 01/01/2026

to 31/03/2026

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	3/5 Cherry Rd BALWYN 3103	\$1,120,000	07/03/2026
2	1/1108 Burke Rd BALWYN NORTH 3104	\$1,080,000	25/03/2026
3	2/40 Northcote Av BALWYN 3103	\$950,000	09/05/2026

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:

29/05/2026 18:51



3 1 2

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$930,000 - \$1,020,000
Median Unit Price
March quarter 2026: \$925,000

Comparable Properties



3/5 Cherry Rd BALWYN 3103 (REI/VG)

Agent Comments

3 1 1

Price: \$1,120,000
Method: Private Sale
Date: 07/03/2026
Property Type: Unit



1/1108 Burke Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Price: \$1,080,000
Method: Private Sale
Date: 25/03/2026
Property Type: Unit



2/40 Northcote Av BALWYN 3103 (REI)

Agent Comments

3 1 1

Price: \$950,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Unit