

# 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

1/23 Weir Street, 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

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,050,000

Property Type

Unit

Suburb

Balwyn

Period - From

01/10/2023

to

31/12/2023

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	1/29 Kireep Rd BALWYN 3103	\$1,995,000	02/12/2023
2	3/226 Belmore Rd BALWYN 3103	\$1,570,000	23/09/2023
3	3/9 Weir St BALWYN 3103	\$1,316,000	09/12/2023

**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:

16/02/2024 13:30

1/23 Weir Street, Balwyn Vic 3103

Tim Heavyside  
94703390  
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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median Unit Price**  
December quarter 2023: \$1,050,000

## Comparable Properties



**1/29 Kireep Rd BALWYN 3103 (REI/VG)**

**Agent Comments**



**Price:** \$1,995,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 306 sqm approx



**3/226 Belmore Rd BALWYN 3103 (REI/VG)**

**Agent Comments**



**Price:** \$1,570,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 209 sqm approx



**3/9 Weir St BALWYN 3103 (REI)**

**Agent Comments**



**Price:** \$1,316,000  
**Method:** Private Sale  
**Date:** 09/12/2023  
**Property Type:** Unit

**Account - Heavyside**



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