

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

1/347 Union Road, Balwyn

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

Single price \$1,650,000

Median sale price

Median price \$928,000

Property type Unit

Suburb Balwyn

Period - From Jan 2026

to

March 2026

Source REIV

Comparable property sales

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. 2/72 Kenmare Street, Mont Albert	\$ 1,588,800	17/02/2026
2. 3/62 Relowe Crescent, Mont Albert North	\$ 1,655,000	22/11/2025
3. 2/44 Relowe Crescent, Balwyn	\$ 1,740,000	18/02/2026

This Statement of Information was prepared on: 14/04/2026

Comparable properties



\$ 1,588,800

2/72 Kenmare Street, Mont Albert, Victoria

DATE: 17/02/2026

PROPERTY TYPE: TOWNHOUSE

 4  3
 2  sqm



\$ 1,655,000

3/62 Relowe Crescent, Mont Albert North, Victoria

DATE: 22/11/2025

PROPERTY TYPE: TOWNHOUSE

 4  3
 2  sqm



\$ 1,740,000

2/44 Relowe Crescent, Balwyn, Victoria

DATE: 18/02/2026

PROPERTY TYPE: TOWNHOUSE

 4  3
 2  sqm x

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