

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

1/6 Westminster Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$840,000 & \$920,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Balwyn

Period - From 01/04/2025 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	3/49 Wandsworth Rd SURREY HILLS 3127	\$900,000	06/06/2026
2	1/322 Mont Albert Rd MONT ALBERT 3127	\$885,000	02/05/2026
3	5/29-31 York St SURREY HILLS 3127	\$872,500	13/04/2026

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:

01/07/2026 15:16



2
 2
 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$840,000 - \$920,000

Median Unit Price

Year ending March 2026: \$850,000

Comparable Properties



3/49 Wandsworth Rd SURREY HILLS 3127 (REI)

Agent Comments

2
 1
 2

Price: \$900,000

Method: Auction Sale

Date: 06/06/2026

Property Type: Unit



1/322 Mont Albert Rd MONT ALBERT 3127 (REI)

Agent Comments

2
 1
 2

Price: \$885,000

Method: Auction Sale

Date: 02/05/2026

Property Type: Villa



5/29-31 York St SURREY HILLS 3127 (REI)

Agent Comments

2
 1
 2

Price: \$872,500

Method: Private Sale

Date: 13/04/2026

Property Type: Unit