

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

1/7 Mangan Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

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

Period - From 09/07/2025 to 08/07/2026 Source Property Data

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	4/34 Yerrin St BALWYN 3103	\$838,000	14/02/2026
2	14/3 Boston Rd BALWYN 3103	\$765,000	23/06/2026
3	12a/47 Yerrin St BALWYN 3103	\$750,000	24/04/2026

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:

09/07/2026 16:03

1/7 Mangan Street, Balwyn Vic 3103

JellisCraig



2 1 1

Property Type: Apartment

Agent Comments

Toby Parker
0413581104
tobyparker@jelliscraig.com.au

Indicative Selling Price

\$750,000 - \$820,000

Median Unit Price

09/07/2025 - 08/07/2026: \$850,000

Comparable Properties



4/34 Yerrin St BALWYN 3103 (REI/VG)

Agent Comments

2 1 1

Price: \$838,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Unit



14/3 Boston Rd BALWYN 3103 (REI)

Agent Comments

2 1 1

Price: \$765,000

Method: Private Sale

Date: 23/06/2026

Property Type: Apartment



12a/47 Yerrin St BALWYN 3103 (REI)

Agent Comments

3 1 1

Price: \$750,000

Method: Private Sale

Date: 24/04/2026

Property Type: Unit

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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