

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	1/8 Bernborough Avenue, Balwyn Vic 3103
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Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

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	2/31 Kalimna St BALWYN 3103	\$1,100,000	30/05/2026
2	2/910 Burke Rd DEEPDENE 3103	\$982,500	16/05/2026
3	7/30 Barnsbury Rd DEEPDENE 3103	\$1,110,000	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: 15/06/2026 17:54



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

March quarter 2026: \$925,000

Comparable Properties



2/31 Kalimna St BALWYN 3103 (REI)

Agent Comments

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Price: \$1,100,000

Method: Auction Sale

Date: 30/05/2026

Property Type: Villa



2/910 Burke Rd DEEPPDENE 3103 (REI)

Agent Comments

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Price: \$982,500

Method: Auction Sale

Date: 16/05/2026

Property Type: Unit



7/30 Barnsbury Rd DEEPPDENE 3103 (REI)

Agent Comments

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Price: \$1,110,000

Method: Auction Sale

Date: 09/05/2026

Property Type: Villa

Land Size: 298 sqm approx

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