

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 Carrigal Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$4,000,000

&

\$4,400,000

Median sale price

Median price \$2,665,000

Property Type House

Suburb Balwyn

Period - From 04/08/2025

to

03/08/2026

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	14 Wandsworth Rd SURREY HILLS 3127	\$4,500,000	21/07/2026
2	323 Belmore Rd BALWYN NORTH 3104	\$4,300,000	28/02/2026
3			

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:

04/08/2026 14:13



 4  2  2

Property Type: House (Res)

Land Size: 609 sqm approx

Agent Comments

Indicative Selling Price

\$4,000,000 - \$4,400,000

Median House Price

04/08/2025 - 03/08/2026: \$2,665,000

Comparable Properties



14 Wandsworth Rd SURREY HILLS 3127 (REI)

Agent Comments

 5  3  2

Price: \$4,500,000

Method: Sold Before Auction

Date: 21/07/2026

Property Type: House (Res)



323 Belmore Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

 4  3  2

Price: \$4,300,000

Method: Private Sale

Date: 28/02/2026

Property Type: House

Land Size: 906 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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