

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

1020 Burke Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$2,850,000

Property Type House

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	454 Balwyn Rd BALWYN 3103	\$1,750,000	02/02/2026
2	259 Belmore Rd BALWYN NORTH 3104	\$1,800,000	14/01/2026
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:

08/05/2026 14:28



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Property Type: House
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
Year ending March 2026: \$2,850,000

Comparable Properties

454 Balwyn Rd BALWYN 3103 (REI)

Agent Comments

4 2 2

Price: \$1,750,000
Method:
Date: 02/02/2026
Property Type: House



259 Belmore Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 1 2

Price: \$1,800,000
Method: Private Sale
Date: 14/01/2026
Property Type: House (Res)
Land Size: 708 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.