

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

103/201 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

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

Period - From 19/05/2025 to 18/05/2026 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	302/188 Whitehorse Rd BALWYN 3103	\$595,000	17/02/2026
2			
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.~~

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103/201 Whitehorse Road, Balwyn Vic 3103



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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

19/05/2025 - 18/05/2026: \$850,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



302/188 Whitehorse Rd BALWYN 3103 (REI/VG)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 17/02/2026
Property Type: Apartment

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 - Ham Kerr Property | P: 03 9830 0990 | F: 03 9830 0983



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