

# 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 104/198 Whitehorse Road, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$680,000

### Median sale price

Median price \$923,000 Property Type Unit Suburb Balwyn

Period - From 01/01/2024 to 31/03/2024 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	114/828 Burke Rd CAMBERWELL 3124	\$671,000	28/03/2024
2	8/9 Irilbarra Rd CANTERBURY 3126	\$650,000	24/02/2024
3	323/188 Whitehorse Rd BALWYN 3103	\$620,000	15/04/2024

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: 12/06/2024 14:56

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2   2   1

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$620,000 - \$680,000 **Median**  
**Unit Price**  
March quarter 2024: \$923,000

## Comparable Properties



114/828 Burke Rd CAMBERWELL 3124  
(REI/VG)

**Agent Comments**

2   1   1

**Price:** \$671,000  
**Method:** Private Sale  
**Date:** 28/03/2024  
**Property Type:** Apartment



8/9 Irlbarra Rd CANTERBURY 3126 (REI/VG)

**Agent Comments**

2   1   1

**Price:** \$650,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** Apartment



323/188 Whitehorse Rd BALWYN 3103  
(REI/VG)

**Agent Comments**

2   2   1

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 15/04/2024  
**Property Type:** Apartment