

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

10a Head Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

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	22 Taurus St BALWYN NORTH 3104	\$1,650,000	21/04/2026
2	2/15 Valerie St KEW EAST 3102	\$1,680,000	18/04/2026
3	1c Angle Rd DEEPDENE 3103	\$1,580,500	28/02/2026

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:

06/05/2026 13:49



3 2 1

Rooms: 5

Property Type: House (Res)

Land Size: 548 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending March 2026: \$2,850,000

Comparable Properties



22 Taurus St BALWYN NORTH 3104 (REI)

Agent Comments

3 1 2

Price: \$1,650,000

Method: Private Sale

Date: 21/04/2026

Property Type: House

Land Size: 698 sqm approx



2/15 Valerie St KEW EAST 3102 (REI)

Agent Comments

3 2 2

Price: \$1,680,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 391 sqm approx



1c Angle Rd DEEPDENE 3103 (REI)

Agent Comments

2 2 2

Price: \$1,580,500

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 224 sqm approx