

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

12 Kinsale Crescent, Balwyn Vic 3103

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$2,834,000

Property Type House

Suburb Balwyn

Period - From 11/03/2025

to

10/03/2026

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	52 Tower Rd BALWYN NORTH 3104	\$3,410,000	04/03/2026
2	49 Rostrevor Pde MONT ALBERT NORTH 3129	\$3,064,000	25/02/2026
3	16 Porter Rd BALWYN 3103	\$3,430,000	29/12/2025

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:

11/03/2026 10:04



 5  3  3

Property Type: House (Res)

Land Size: 727 sqm approx

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

11/03/2025 - 10/03/2026: \$2,834,000

Comparable Properties



52 Tower Rd BALWYN NORTH 3104 (REI)

Agent Comments

 5  4  4

Price: \$3,410,000

Method: Sold Before Auction

Date: 04/03/2026

Property Type: House (Res)

Land Size: 521 sqm approx



49 Rostrevor Pde MONT ALBERT NORTH 3129 (REI)

Agent Comments

 5  2  2

Price: \$3,064,000

Method: Sold Before Auction

Date: 25/02/2026

Property Type: House (Res)

Land Size: 929 sqm approx



16 Porter Rd BALWYN 3103 (REI)

Agent Comments

 5  5  2

Price: \$3,430,000

Method: Private Sale

Date: 29/12/2025

Property Type: House (Res)

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511