

# 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 Mangan Street, 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 \$1,850,000

&

\$2,035,000

### Median sale price

Median price \$2,639,000

Property Type House

Suburb Balwyn

Period - From 01/04/2026

to 30/06/2026

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 | 344 Whitehorse Rd BALWYN 3103  | \$1,750,000 | 13/05/2026   |
| 2 | 2 Shrimpton Ct BALWYN 3103     | \$2,050,000 | 09/04/2026   |
| 3 | 20 Yandilla St BALWYN 3103     | \$2,050,000 | 21/03/2026   |

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:

20/08/2026 15:30



3   
 1   
 1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,850,000 - \$2,035,000

**Median House Price**

June quarter 2026: \$2,639,000

## Comparable Properties



**344 Whitehorse Rd BALWYN 3103 (REI)**

Agent Comments

3   
 1   
 -

**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 13/05/2026

**Property Type:** House (Res)



**2 Shrimpton Ct BALWYN 3103 (REI/VG)**

Agent Comments

2   
 2   
 2

**Price:** \$2,050,000

**Method:** Private Sale

**Date:** 09/04/2026

**Property Type:** House (Res)

**Land Size:** 727 sqm approx



**20 Yandilla St BALWYN 3103 (REI)**

Agent Comments

2   
 2   
 2

**Price:** \$2,050,000

**Method:** Auction Sale

**Date:** 21/03/2026

**Property Type:** House

**Land Size:** 729 sqm approx

**Account - Nelson Alexander** | P: 03 98548888 | F: 03 94177408