

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

13/3 Boston Road, Balwyn Vic 3103

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$835,000

Property Type

Unit

Suburb

Balwyn

Period - From

12/02/2025

to

11/02/2026

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	6/4 Raynes St BALWYN 3103	\$775,000	11/12/2025
2	3/12 Brenbeal St BALWYN 3103	\$756,000	10/12/2025
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.

This Statement of Information was prepared on:

12/02/2026 10:01

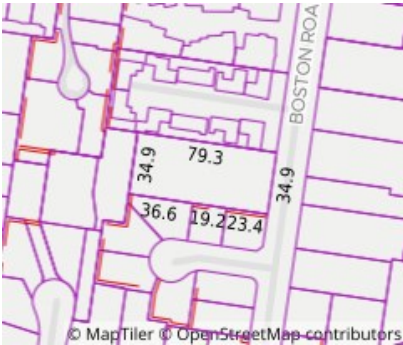
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Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

12/02/2025 - 11/02/2026: \$835,000



Property Type:

Agent Comments

Comparable Properties



6/4 Raynes St BALWYN 3103 (REI)

Agent Comments



Price: \$775,000

Method: Private Sale

Date: 11/12/2025

Property Type: Unit



3/12 Brenbeal St BALWYN 3103 (VG)

Agent Comments



Price: \$756,000

Method: Sale

Date: 10/12/2025

Property Type: Flat/Unit/Apartment (Res)

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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