

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 Kerry Parade, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$2,790,000

Property Type House

Suburb Balwyn

Period - From 23/04/2025

to

22/04/2026

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	16 Serpentine St MONT ALBERT 3127	\$2,402,000	28/02/2026
2			
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:

23/04/2026 10:30



5 3 2

Rooms: 6
Property Type: House (Res)
Land Size: 744 sqm approx
Agent Comments

David Ferro
davidferro@jelliscraig.com.au

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
23/04/2025 - 22/04/2026: \$2,790,000

Comparable Properties



16 Serpentine St MONT ALBERT 3127 (REI)

Agent Comments

4 2 2

Price: \$2,402,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 675 sqm approx

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.