

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

14 Balfour Street, Doncaster Vic 3108

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

\$1,558,000

Property Type

House

Suburb

Doncaster

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	36 Harrington Av BALWYN NORTH 3104	\$3,350,000	06/03/2026
2	49 Rostrevor Pde MONT ALBERT NORTH 3129	\$3,064,000	25/02/2026
3	20 Gardenia Rd BALWYN NORTH 3104	\$3,251,000	01/12/2025

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:

27/05/2026 11:14



4
 2
 2

Rooms: 7

Property Type: House (Res)

Land Size: 642.5 sqm approx

Agent Comments

Indicative Selling Price

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

Median House Price

Year ending March 2026: \$1,558,000

Comparable Properties



36 Harrington Av BALWYN NORTH 3104 (REI/VG)

Agent Comments

4
 2
 2

Price: \$3,350,000

Method: Sold Before Auction

Date: 06/03/2026

Property Type: House

Land Size: 1135 sqm approx



49 Rostrevor Pde MONT ALBERT NORTH 3129 (REI/VG)

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



20 Gardenia Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

5
 3
 2

Price: \$3,251,000

Method: Private Sale

Date: 01/12/2025

Property Type: House (Res)

Land Size: 664 sqm approx

Account - Marshall White | P: 03 9822 9999