

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 Henley Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$6,200,000

&

\$6,800,000

Median sale price

Median price \$2,775,000

Property Type House

Suburb Balwyn

Period - From 01/01/2026

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	15 Grey St BALWYN 3103	\$6,400,000	13/03/2026
2	13 Hopetoun Av CANTERBURY 3126	\$6,398,000	17/12/2025
3	24 Willis St BALWYN NORTH 3104	\$6,850,000	11/11/2025

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:

14/04/2026 15:08

14 Henley Street, Balwyn Vic 3103

JellisCraig



5 5 4

Property Type: House (Res)

Land Size: 715 sqm approx

Agent Comments

Elsa Li

03 9810 5000

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ElsaLi@jellisrcraig.com.au

Indicative Selling Price

\$6,200,000 - \$6,800,000

Median House Price

March quarter 2026: \$2,775,000

Comparable Properties



15 Grey St BALWYN 3103 (REI)

Agent Comments

6 7 8

Price: \$6,400,000

Method: Private Sale

Date: 13/03/2026

Property Type: House

Land Size: 766 sqm approx



13 Hopetoun Av CANTERBURY 3126 (REI/VG)

Agent Comments

6 6 4

Price: \$6,398,000

Method: Private Sale

Date: 17/12/2025

Property Type: House (Res)

Land Size: 669 sqm approx



24 Willis St BALWYN NORTH 3104 (REI/VG)

Agent Comments

5 5 6

Price: \$6,850,000

Method: Private Sale

Date: 11/11/2025

Property Type: House

Land Size: 715 sqm approx

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



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