

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 Kalimna Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,600,000

&

\$2,750,000

Median sale price

Median price \$2,850,000

Property Type House

Suburb Balwyn

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	37 Rangeview Gr BALWYN NORTH 3104	\$2,712,000	18/04/2026
2	7 Percy St BALWYN 3103	\$2,698,000	14/04/2026
3	35 Winmalee Rd BALWYN 3103	\$2,700,000	04/12/2025

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:

15/05/2026 09:00

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Indicative Selling Price

\$2,600,000 - \$2,750,000

Median House Price

Year ending March 2026: \$2,850,000



 3  1  2

Rooms: 7

Property Type: House

Land Size: 685 sqm approx

Agent Comments

Comparable Properties



37 Rangeview Gr BALWYN NORTH 3104 (REI)

Agent Comments

 4  3  2

Price: \$2,712,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 738 sqm approx



7 Percy St BALWYN 3103 (REI)

Agent Comments

 3  2  4

Price: \$2,698,000

Method: Private Sale

Date: 14/04/2026

Property Type: House (Res)

Land Size: 681 sqm approx



35 Winmalee Rd BALWYN 3103 (REI/VG)

Agent Comments

 4  2  1

Price: \$2,700,000

Method: Private Sale

Date: 04/12/2025

Property Type: House (Res)

Land Size: 762 sqm approx

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