

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

14b Austin Street, Balwyn Vic 3103

Indicative selling price

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

Range between

\$1,750,000

&

\$1,850,000

Median sale price

Median price

\$1,592,500

Property Type

Townhouse

Suburb

Balwyn

Period - From

27/08/2025

to

26/08/2026

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	1/9 Yerrin St BALWYN 3103	\$1,730,000	15/05/2026
2	2/25 Talbot Av BALWYN 3103	\$1,700,000	09/05/2026
3	1/63 Talbot Av BALWYN 3103	\$1,800,000	21/03/2026

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:

16/06/2026 14:34



3
 2
 1

Property Type: Townhouse (Res)

Land Size: 362 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median Townhouse Price

16/06/2025 - 15/06/2026: \$1,592,500

Comparable Properties

1/9 Yerrin St BALWYN 3103 (REI)

Agent Comments

3
 2
 2

Price: \$1,730,000

Method:

Date: 15/05/2026

Property Type: Townhouse (Single)

2/25 Talbot Av BALWYN 3103 (REI)

Agent Comments

3
 2
 2

Price: \$1,700,000

Method:

Date: 09/05/2026

Property Type: Townhouse (Single)

1/63 Talbot Av BALWYN 3103 (REI)

Agent Comments

2
 2
 2

Price: \$1,800,000

Method:

Date: 21/03/2026

Property Type: Townhouse (Single)

Account - Buxton Balwyn-Canterbury | P: 03 9006 8977