

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

150-154 Winmalee Road, Balwyn Vic 3103

Indicative selling price

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

Range between

\$5,000,000

&

\$5,500,000

Median sale price

Median price

\$2,671,000

Property Type

House

Suburb

Balwyn

Period - From

05/07/2025

to

04/07/2026

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	8 Winson Green Rd CANTERBURY 3126	\$5,550,000	03/03/2026
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:

05/07/2026 17:12

150-154 Winmalee Road, Balwyn Vic 3103

JellisCraig



 6  3  2

Rooms: 8

Property Type: House

Land Size: 1,600 sqm approx

Lloyd Lawton

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Indicative Selling Price

\$5,000,000 - \$5,500,000

Median House Price

05/07/2025 - 04/07/2026: \$2,671,000

Comparable Properties



8 Winson Green Rd CANTERBURY 3126 (REI/VG)

 6  2  3

Price: \$5,550,000

Method: Private Sale

Date: 03/03/2026

Property Type: House

Land Size: 2181 sqm approx

Agent Comments

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.

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



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