

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

16 Yarrbat Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,600,000

&

\$2,800,000

Median sale price

Median price \$2,657,500

Property Type House

Suburb Balwyn

Period - From 17/07/2025

to

16/07/2026

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	19 Cremorne St BALWYN 3103	\$2,810,000	01/07/2026
2	19 Metung St BALWYN 3103	\$2,650,000	29/06/2026
3	14 Monash Av BALWYN 3103	\$2,580,000	30/05/2026

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:

17/07/2026 15:10



Property Type:
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,800,000
Median House Price
17/07/2025 - 16/07/2026: \$2,657,500

Comparable Properties



19 Cremorne St BALWYN 3103 (REI)

Agent Comments



Price: \$2,810,000
Method: Private Sale
Date: 01/07/2026
Property Type: House
Land Size: 661 sqm approx



19 Metung St BALWYN 3103 (REI)

Agent Comments



Price: \$2,650,000
Method: Private Sale
Date: 29/06/2026
Property Type: House
Land Size: 673 sqm approx



14 Monash Av BALWYN 3103 (REI)

Agent Comments



Price: \$2,580,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House
Land Size: 667 sqm approx

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