

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

176 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$2,780,000

Property Type

House

Suburb

Balwyn

Period - From

20/04/2025

to

19/04/2026

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	904 Burke Rd DEEPPENE 3103	\$1,490,000	14/03/2026
2	2/65 Talbot Av BALWYN 3103	\$1,527,500	28/02/2026
3	1/978 Burke Rd BALWYN 3103	\$1,380,000	12/01/2026

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:

20/04/2026 12:47

176 Whitehorse Road, Balwyn Vic 3103

JellisCraig



3 1 3

Property Type: House
Land Size: 466 sqm approx
Agent Comments

Lloyd Lawton
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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

20/04/2025 - 19/04/2026: \$2,780,000

Comparable Properties



904 Burke Rd DEEPDENE 3103 (REI)

Agent Comments

3 2 1

Price: \$1,490,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 476 sqm approx



2/65 Talbot Av BALWYN 3103 (REI)

Agent Comments

3 2 2

Price: \$1,527,500
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)



1/978 Burke Rd BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$1,380,000
Method: Private Sale
Date: 12/01/2026
Property Type: Unit
Land Size: 490 sqm approx

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



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