

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

2/18 Evelina Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,585,000

Property Type Townhouse

Suburb Balwyn

Period - From 02/06/2025

to

01/06/2026

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	14a Burroughs Rd BALWYN 3103	\$2,460,000	25/03/2026
2	1/5 Dunure Ct BALWYN 3103	\$2,160,000	16/03/2026
3	12a Scheele St SURREY HILLS 3127	\$2,020,000	12/03/2026

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:

02/06/2026 12:10



5 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median Townhouse Price

02/06/2025 - 01/06/2026: \$1,585,000

Comparable Properties



14a Burroughs Rd BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$2,460,000

Method: Private Sale

Date: 25/03/2026

Property Type: Townhouse (Single)

Land Size: 374 sqm approx



1/5 Dunure Ct BALWYN 3103 (REI)

Agent Comments

4 3 2

Price: \$2,160,000

Method: Private Sale

Date: 16/03/2026

Property Type: Townhouse (Single)



12a Scheele St SURREY HILLS 3127 (REI/VG)

Agent Comments

4 4 2

Price: \$2,020,000

Method: Private Sale

Date: 12/03/2026

Property Type: Townhouse (Single)

Land Size: 528 sqm approx