

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

2/25 Talbot Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,568,000

Property Type Townhouse

Suburb Balwyn

Period - From 13/04/2025

to

12/04/2026

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	24 Westminster St BALWYN 3103	\$1,585,000	14/03/2026
2	1/43 Yerrin St BALWYN 3103	\$1,670,000	17/12/2025
3	1/28 Power St BALWYN 3103	\$1,580,000	29/11/2025

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:

13/04/2026 14:13

**Property Type:**

Divorce/Estate/Family Transfers

Land Size: 315 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median Townhouse Price

13/04/2025 - 12/04/2026: \$1,568,000

Comparable Properties

**24 Westminster St BALWYN 3103 (REI)**

Agent Comments

**Price:** \$1,585,000**Method:** Auction Sale**Date:** 14/03/2026**Property Type:** Townhouse (Res)**1/43 Yerrin St BALWYN 3103 (REI/VG)**

Agent Comments

**Price:** \$1,670,000**Method:** Private Sale**Date:** 17/12/2025**Property Type:** Unit**1/28 Power St BALWYN 3103 (REI/VG)**

Agent Comments

**Price:** \$1,580,000**Method:** Auction Sale**Date:** 29/11/2025**Property Type:** Townhouse (Res)