

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

2/31 Kalimna Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$790,000

&

\$860,000

Median sale price

Median price \$925,000

Property Type Unit

Suburb Balwyn

Period - From 01/01/2026

to 31/03/2026

Source REIV

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	5/23 Barnsbury Rd DEEPDENE 3103	\$836,000	18/04/2026
2	3/28 Faversham Rd CANTERBURY 3126	\$880,000	28/03/2026
3	6/25 Barnsbury Rd DEEPDENE 3103	\$810,000	27/03/2026

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:

20/04/2026 12:07



Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median Unit Price
March quarter 2026: \$925,000

Comparable Properties



5/23 Barnsbury Rd DEEPDENE 3103 (REI)

Agent Comments



Price: \$836,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Unit



3/28 Faversham Rd CANTERBURY 3126 (REI)

Agent Comments



Price: \$880,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Unit
Land Size: 139 sqm approx



6/25 Barnsbury Rd DEEPDENE 3103 (REI)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 27/03/2026
Property Type: Unit
Land Size: 159 sqm approx

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