

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 Hilary Court, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,900,000

&

\$3,100,000

Median sale price

Median price \$2,665,000

Property Type House

Suburb Balwyn

Period - From 16/09/2025

to

15/09/2026

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	12 Kinsale Cr BALWYN 3103	\$3,160,000	09/05/2026
2	20 Ropley Av BALWYN 3103	\$2,980,000	03/04/2026
3	15 Dempster Av BALWYN NORTH 3104	\$3,000,000	02/04/2026

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:

16/09/2026 12:51



 5  3  2

Property Type: House
Land Size: 711 sqm approx
Agent Comments

Indicative Selling Price
\$2,900,000 - \$3,100,000
Median House Price
16/09/2025 - 15/09/2026: \$2,665,000

Comparable Properties



12 Kinsale Cr BALWYN 3103 (REI)

Agent Comments

 5  3  3

Price: \$3,160,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 727 sqm approx



20 Ropley Av BALWYN 3103 (REI)

Agent Comments

 5  4  2

Price: \$2,980,000
Method: Expression of Interest
Date: 03/04/2026
Property Type: House (Res)



15 Dempster Av BALWYN NORTH 3104 (REI)

Agent Comments

 5  3  2

Price: \$3,000,000
Method: Private Sale
Date: 02/04/2026
Property Type: House
Land Size: 1212 sqm approx