

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

203/340 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$850,000

Property Type

Unit

Suburb

Balwyn

Period - From

13/08/2025

to

12/08/2026

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	105/348 Canterbury Rd SURREY HILLS 3127	\$500,000	12/06/2026
2	137/188 Whitehorse Rd BALWYN 3103	\$490,000	06/03/2026
3			

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:

13/08/2026 17:18



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$520,000
Median Unit Price
13/08/2025 - 12/08/2026: \$850,000

Comparable Properties



105/348 Canterbury Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

2 1 1

Price: \$500,000
Method: Private Sale
Date: 12/06/2026
Property Type: Apartment



137/188 Whitehorse Rd BALWYN 3103 (REI/VG)

Agent Comments

2 1 1

Price: \$490,000
Method: Private Sale
Date: 06/03/2026
Property Type: Apartment

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.