

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

207/184 Whitehorse Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$510,000 & \$560,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Balwyn

Period - From 01/04/2025 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	16/31 Barnsbury Rd DEEPDENE 3103	\$555,000	13/05/2026
2	8/894 Burke Rd CANTERBURY 3126	\$520,000	15/04/2026
3	11/47 Yerrin St BALWYN 3103	\$560,000	27/01/2026

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:

26/06/2026 15:23



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



16/31 Barnsbury Rd DEEPDENE 3103 (REI)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 13/05/2026

Property Type: Apartment



8/894 Burke Rd CANTERBURY 3126 (VG)

Agent Comments



Price: \$520,000

Method: Sale

Date: 15/04/2026

Property Type: Strata Unit/Flat



11/47 Yerrin St BALWYN 3103 (REI)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 27/01/2026

Property Type: Apartment