

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 BALWYN ROAD BALWYN NORTH VIC 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,388,000

&

\$2,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,300,000

Property type

House

Suburb

Balwyn North

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

85 YERRIN STREET BALWYN VIC 3103	\$2,400,000	13-Nov-25
8 MOODY STREET BALWYN NORTH VIC 3104	\$2,465,000	30-Nov-25
35 RUBY STREET BALWYN VIC 3103	\$2,388,000	06-Dec-25

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 6 months.~~

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85 YERRIN STREET BALWYN VIC 3103

 3  1  2

Sold Price

\$2,400,000

Sold Date

13-Nov-25

Distance

0.39km



8 MOODY STREET BALWYN NORTH VIC 3104

 4  2  2

Sold Price

\$2,465,000

Sold Date

30-Nov-25

Distance

1.17km



35 RUBY STREET BALWYN VIC 3103

 3  1  2

Sold Price

\$2,388,000

Sold Date

06-Dec-25

Distance

0.51km



18 MORRIS STREET BALWYN NORTH VIC 3104

 5  3  2

Sold Price

\$2,650,000

Sold Date

22-Nov-25

Distance

0.53km



20 FREDERICK STREET BALWYN VIC 3103

 3  2  2

Sold Price

^{RS} **\$2,350,000**

Sold Date

13-Dec-25

Distance

0.69km



35 WINMALEE ROAD BALWYN VIC 3103

 4  2  2

Sold Price

\$2,700,000

Sold Date

01-Dec-25

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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