

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

21 Ropley Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$3,300,000

&

\$3,600,000

Median sale price

Median price \$2,657,500

Property Type House

Suburb Balwyn

Period - From 14/07/2025

to

13/07/2026

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	122 Mont Albert Rd CANTERBURY 3126	\$3,200,888	11/06/2026
2	11 Belgrove Av BALWYN 3103	\$3,860,000	08/04/2026
3	14 Morris St BALWYN NORTH 3104	\$3,765,000	21/03/2026

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:

14/07/2026 13:20



 5
  4
  2

Rooms: 9

Property Type: House (Res)

Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price

\$3,300,000 - \$3,600,000

Median House Price

14/07/2025 - 13/07/2026: \$2,657,500

Comparable Properties



122 Mont Albert Rd CANTERBURY 3126 (REI)

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  2
  2

Price: \$3,200,888

Method: Sold Before Auction

Date: 11/06/2026

Property Type: House (Res)

Land Size: 605 sqm approx

Agent Comments

Slightly bigger block but location is not as good and the house is not as nice and less bathrooms and much older house.



11 Belgrove Av BALWYN 3103 (REI/VG)

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Price: \$3,860,000

Method: Private Sale

Date: 08/04/2026

Property Type: House

Land Size: 696 sqm approx

Agent Comments

Slightly bigger block but the location is not as nice and the quality is not as good.



14 Morris St BALWYN NORTH 3104 (REI/VG)

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  3
  2

Price: \$3,765,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 640 sqm approx

Agent Comments

The land is lightly bigger but the house is older and quality and the location are not as nice.

Account - Marshall White | P: 03 9822 9999