

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

227 Balwyn Road, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$2,238,000

Property Type

House

Suburb

Balwyn North

Period - From

24/08/2025

to

23/08/2026

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.

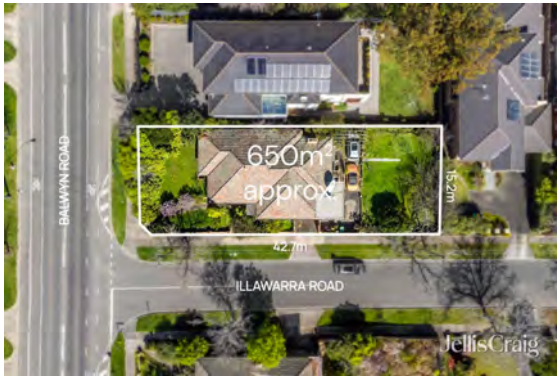
	Address of comparable property	Price	Date of sale
1	26 Bolinda Rd BALWYN NORTH 3104	\$1,525,000	08/08/2026
2	12 Jolie Vue Rd BALWYN NORTH 3104	\$1,535,000	23/07/2026
3	2 Moule Av BALWYN NORTH 3104	\$1,430,000	17/07/2026

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:

24/08/2026 15:59



3 1 2

Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
24/08/2025 - 23/08/2026: \$2,238,000

Comparable Properties



26 Bolinda Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 1 4

Price: \$1,525,000
Method: Auction Sale
Date: 08/08/2026
Property Type: House (Res)
Land Size: 621 sqm approx



12 Jolie Vue Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Price: \$1,535,000
Method: Sold Before Auction
Date: 23/07/2026
Property Type: House (Res)
Land Size: 612 sqm approx



2 Moule Av BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$1,430,000
Method: Sold Before Auction
Date: 17/07/2026
Property Type: House (Res)
Land Size: 675 sqm approx