

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

23 Yandilla Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,775,000

Property Type House

Suburb Balwyn

Period - From 01/01/2026

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.

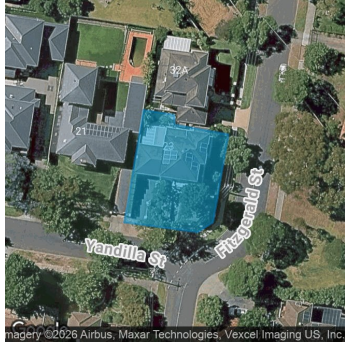
	Address of comparable property	Price	Date of sale
1	1/5 Dunure Ct BALWYN 3103	\$2,160,000	16/03/2026
2	23 Kaleno Vw BALWYN 3103	\$2,205,000	13/12/2025
3	1/44 Relowe Cr BALWYN 3103	\$2,241,000	13/12/2025

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:

01/06/2026 16:35



4
 2
 2

Rooms: 7

Property Type: House

Land Size: 463 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

March quarter 2026: \$2,775,000

Comparable Properties



1/5 Dunure Ct BALWYN 3103 (REI)

Agent Comments

4
 3
 2

Price: \$2,160,000

Method: Private Sale

Date: 16/03/2026

Property Type: Townhouse (Single)



23 Kaleno Vw BALWYN 3103 (REI/VG)

Agent Comments

4
 2
 2

Price: \$2,205,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 388 sqm approx



1/44 Relowe Cr BALWYN 3103 (REI/VG)

Agent Comments

4
 3
 2

Price: \$2,241,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Townhouse (Res)

Land Size: 369 sqm approx

Account - Marshall White | P: 03 9822 9999