

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

26 Elliott Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$5,800,000

&

\$6,200,000

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	5 Pretoria St DEEPDENE 3103	\$6,139,000	01/04/2026
2	15 Grey St BALWYN 3103	\$6,400,000	13/03/2026
3	28 May St DEEPDENE 3103	\$5,958,000	08/12/2025

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:

14/05/2026 10:21



 5  5  3

Property Type: House (Res)

Land Size: 675 sqm approx

Agent Comments

Comparable Properties



5 Pretoria St DEEPDENE 3103 (REI)

Agent Comments

 5  5  3

Price: \$6,139,000

Method: Private Sale

Date: 01/04/2026

Property Type: House (Res)

Land Size: 674 sqm approx



15 Grey St BALWYN 3103 (REI)

Agent Comments

 6  7  8

Price: \$6,400,000

Method: Private Sale

Date: 13/03/2026

Property Type: House

Land Size: 766 sqm approx



28 May St DEEPDENE 3103 (REI/VG)

Agent Comments

 6  7  2

Price: \$5,958,000

Method: Private Sale

Date: 08/12/2025

Property Type: House

Land Size: 718 sqm approx