

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

3/12 Boston Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$925,000

Property Type Unit

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	3/5 Boston Rd BALWYN 3103	\$1,360,000	28/03/2026
2	4/86a Balwyn Rd BALWYN 3103	\$1,225,000	10/03/2026
3	2/1 Neath St SURREY HILLS 3127	\$1,160,000	21/02/2026

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:

14/04/2026 11:16



3 1 2

Rooms: 6

Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

March quarter 2026: \$925,000

Comparable Properties



3/5 Boston Rd BALWYN 3103 (REI)

Agent Comments

3 1 2

Price: \$1,360,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Unit



4/86a Balwyn Rd BALWYN 3103 (REI)

Agent Comments

3 1 2

Price: \$1,225,000

Method: Private Sale

Date: 10/03/2026

Property Type: Villa



2/1 Neath St SURREY HILLS 3127 (REI)

Agent Comments

3 1 1

Price: \$1,160,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Unit