

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

3/216 BELMORE ROAD BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Balwyn

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

310/3 TANNOCK STREET BALWYN NORTH VIC 3104	\$725,000	25-Nov-25
2/392 BELMORE ROAD MONT ALBERT NORTH VIC 3129	\$725,000	06-Mar-26
3/2 RAYNES STREET BALWYN VIC 3103	\$665,000	20-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 18 May 2026

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310/3 TANNOCK STREET BALWYN NORTH VIC 3104 Sold Price **\$725,000** Sold Date **25-Nov-25**

 2  2  1

Distance **1.61km**



2/392 BELMORE ROAD MONT ALBERT NORTH VIC 3129 Sold Price

Sold Date **06-Mar-26**

 2  2  1

Distance **1.64km**



3/2 RAYNES STREET BALWYN VIC 3103 Sold Price **\$665,000** Sold Date **20-Jan-26**

 2  1  1

Distance **0.17km**

RS = Recent sale **UN** = Undisclosed Sale

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