

# 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

3/86A Balwyn Road, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price\*

Median price \$2,698,000

Property Type House

Suburb Balwyn

Period - From 10/01/2026

to

10/07/2026

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 | 2/91 Balwyn Rd BALWYN 3103     | \$1,550,000 | 27/05/2026   |
| 2 | 4/86a Balwyn Rd BALWYN 3103    | \$1,225,000 | 10/03/2026   |
| 3 |                                |             |              |

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:

27/07/2026 16:59

\* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of Balwyn residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



2   
 1   
 1

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 246 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price \***

10/01/2026 - 10/07/2026: \$2,698,000

\* Agent calculated median based on Balwyn sales

## Comparable Properties



**2/91 Balwyn Rd BALWYN 3103 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$1,550,000

**Method:** Sold Before Auction

**Date:** 27/05/2026

**Property Type:** Unit

**Land Size:** 362 sqm approx



**4/86a Balwyn Rd BALWYN 3103 (REI/VG)**

Agent Comments

3   
 1   
 2

**Price:** \$1,225,000

**Method:** Private Sale

**Date:** 10/03/2026

**Property Type:** Villa

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.