

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 Freeman Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$2,698,000

Property Type House

Suburb Balwyn

Period - From 01/07/2025

to

30/06/2026

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	11 Lloyd St BALWYN NORTH 3104	\$2,468,000	17/09/2026
2	93 Winmalee Rd BALWYN 3103	\$2,300,000	15/09/2026
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:

22/09/2026 10:40

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Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

Year ending June 2026: \$2,698,000



4 2 3

Property Type:
Agent Comments

Comparable Properties



11 Lloyd St BALWYN NORTH 3104 (REI)

Agent Comments

5 3 3

Price: \$2,468,000
Method: Private Sale
Date: 17/09/2026
Property Type: House
Land Size: 578 sqm approx



93 Winmalee Rd BALWYN 3103 (REI)

Agent Comments

4 2 4

Price: \$2,300,000
Method: Private Sale
Date: 15/09/2026
Property Type: House
Land Size: 871 sqm approx

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.