

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 GREY STREET 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

\$8,600,000

&

\$9,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,878,400

Property type

House

Suburb

Balwyn

Period-from

01 Apr 2025

to

31 Mar 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

73A MONT ALBERT ROAD CANTERBURY VIC 3126

\$8,780,000

03-Mar-26

12 BELMONT AVENUE KEW VIC 3101

\$8,725,000

19-Feb-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: 08 April 2026



73A MONT ALBERT ROAD CANTERBURY VIC 3126

 5  5  6

Sold Price ^{RS} **\$8,780,000** ^{UN} Sold Date **03-Mar-26**

Distance **1.29km**



12 BELMONT AVENUE KEW VIC 3101

 4  3  2

Sold Price ^{RS} **\$8,725,000** ^{UN} Sold Date **19-Feb-26**

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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