

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

337a Union Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$3,000,000 Property Type House Suburb Balwyn

Period - From 01/04/2023 to 31/03/2024 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	264 Balwyn Rd BALWYN NORTH 3104	\$2,235,000	22/11/2023
2	15 Yeneda St BALWYN NORTH 3104	\$2,165,000	14/12/2023
3	146 Greythorn Rd BALWYN NORTH 3104	\$1,750,000	24/12/2023

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:

30/04/2024 11:56



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  2

Property Type:
Land Size: 936 sqm approx
Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,980,000
Median House Price
 Year ending March 2024: \$3,000,000

Comparable Properties



264 Balwyn Rd BALWYN NORTH 3104 (VG)

Agent Comments

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Price: \$2,235,000
Method: Sale
Date: 22/11/2023
Property Type: House (Res)
Land Size: 1011 sqm approx



15 Yeneda St BALWYN NORTH 3104 (REI)

Agent Comments

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  1
  5

Price: \$2,165,000
Method: Sold Before Auction
Date: 14/12/2023
Property Type: House (Res)
Land Size: 929 sqm approx



146 Greythorn Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$1,750,000
Method: Private Sale
Date: 24/12/2023
Property Type: House (Res)
Land Size: 983 sqm approx

Account - Marshall White | P: 03 9822 9999