

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

39 Burroughs Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,585,000

Property Type Townhouse

Suburb Balwyn

Period - From 11/08/2025

to

10/08/2026

Source Property Data

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	2/6 Evelina St BALWYN 3103	\$1,540,000	27/06/2026
2	4/60 Relowe Cr MONT ALBERT NORTH 3129	\$1,480,000	16/05/2026
3	1/30 Francesca St MONT ALBERT NORTH 3129	\$1,541,000	16/05/2026

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:

11/08/2026 19:15



4
 3
 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median Townhouse Price

11/08/2025 - 10/08/2026: \$1,585,000

Comparable Properties



2/6 Evelina St BALWYN 3103 (REI)

Agent Comments

4
 3
 2

Price: \$1,540,000

Method: Auction Sale

Date: 27/06/2026

Property Type: Townhouse (Res)



4/60 Relowe Cr MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,480,000

Method: Auction Sale

Date: 16/05/2026

Property Type: Townhouse (Res)

Land Size: 275 sqm approx



1/30 Francesca St MONT ALBERT NORTH 3129 (REI/VG) Agent Comments

4
 3
 2

Price: \$1,541,000

Method: Auction Sale

Date: 16/05/2026

Property Type: Townhouse (Res)

Account - Buxton Balwyn-Canterbury | P: 03 9006 8977