

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 \$1,700,000

&

\$1,870,000

Median sale price

Median price \$2,775,000

Property Type House

Suburb Balwyn

Period - From 01/01/2026

to

31/03/2026

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	50a Tower Rd BALWYN NORTH 3104	\$1,925,000	11/03/2026
2	1/18 Jurang St BALWYN 3103	\$1,768,000	28/02/2026
3	3/21 Sutton St BALWYN NORTH 3104	\$1,650,000	06/02/2026

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:

21/04/2026 13:48



5
 4
 2

Rooms: 5
Property Type: House (Res)
Land Size: 345 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,870,000
Median House Price
 March quarter 2026: \$2,775,000

Comparable Properties



50a Tower Rd BALWYN NORTH 3104 (REI)

4
 3
 2

Price: \$1,925,000
Method: Private Sale
Date: 11/03/2026
Property Type: Townhouse (Res)

Agent Comments

The location is not good but bigger property.



1/18 Jurang St BALWYN 3103 (REI)

3
 2
 2

Price: \$1,768,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)

Agent Comments

Smaller property and older but the location is better.



3/21 Sutton St BALWYN NORTH 3104 (REI)

3
 2
 2

Price: \$1,650,000
Method: Private Sale
Date: 06/02/2026
Property Type: Townhouse (Single)
Land Size: 285 sqm approx

Agent Comments

Smaller property and land, older and the location is not as good.

Account - Marshall White | P: 03 9822 9999