

# 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

4/18 Evelina Street, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000

&

\$2,350,000

### Median sale price

Median price \$1,585,000

Property Type Townhouse

Suburb Balwyn

Period - From 02/06/2025

to

01/06/2026

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 | 14a Burroughs Rd BALWYN 3103     | \$2,460,000 | 25/03/2026   |
| 2 | 1/5 Dunure Ct BALWYN 3103        | \$2,160,000 | 16/03/2026   |
| 3 | 12a Scheele St SURREY HILLS 3127 | \$2,020,000 | 12/03/2026   |

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:

02/06/2026 12:12



 5  4  2

**Property Type:** Townhouse (Res)

**Agent Comments**

**Indicative Selling Price**

\$2,200,000 - \$2,350,000

**Median Townhouse Price**

02/06/2025 - 01/06/2026: \$1,585,000

## Comparable Properties



**14a Burroughs Rd BALWYN 3103 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$2,460,000

**Method:** Private Sale

**Date:** 25/03/2026

**Property Type:** Townhouse (Single)

**Land Size:** 374 sqm approx



**1/5 Dunure Ct BALWYN 3103 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$2,160,000

**Method:** Private Sale

**Date:** 16/03/2026

**Property Type:** Townhouse (Single)



**12a Scheele St SURREY HILLS 3127 (REI/VG)**

**Agent Comments**

 4  4  2

**Price:** \$2,020,000

**Method:** Private Sale

**Date:** 12/03/2026

**Property Type:** Townhouse (Single)

**Land Size:** 528 sqm approx