

## 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

4/24 WEIR 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Balwyn

Period-from

01 May 2025

to

30 Apr 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 5/44 KINGSTON ROAD SURREY HILLS VIC 3127 | \$765,000 | 16-Feb-26 |
| 3/3 INGLISBY ROAD MONT ALBERT VIC 3127   | \$750,000 | 28-Feb-26 |
| 2/31 WEIR STREET BALWYN VIC 3103         | \$728,000 | 30-Dec-25 |

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: 11 May 2026



## 5/44 KINGSTON ROAD SURREY HILLS VIC 3127

 2  1  1

Sold Price

**\$765,000**

Sold Date

**16-Feb-26**

Distance

**1.11km**



## 3/3 INGLISBY ROAD MONT ALBERT VIC 3127

 2  1  1

Sold Price

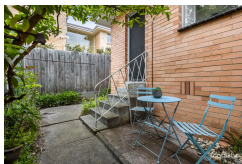
**\$750,000**

Sold Date

**28-Feb-26**

Distance

**1.64km**



## 2/31 WEIR STREET BALWYN VIC 3103

 2  1  1

Sold Price

**\$728,000**

Sold Date

**30-Dec-25**

Distance

**0.11km**

RS = Recent sale

UN = Undisclosed Sale

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