

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

4/8 John Street, Balwyn Vic 3103

Indicative selling price

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

Range between

\$780,000

&

\$835,000

Median sale price

Median price

\$1,592,500

Property Type

Townhouse

Suburb

Balwyn

Period - From

07/09/2025

to

06/09/2026

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	3/21 Terry St DEEPDENE 3103	\$774,500	06/07/2026
2	2/16 Weybridge St SURREY HILLS 3127	\$835,000	20/06/2026
3	1/223 Balwyn Rd BALWYN NORTH 3104	\$825,000	22/04/2026

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:

07/09/2026 16:27



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$780,000 - \$835,000

Median Townhouse Price

07/09/2025 - 06/09/2026: \$1,592,500

Comparable Properties



3/21 Terry St DEEPDENE 3103 (REI)

Agent Comments



Price: \$774,500

Method: Sold Before Auction

Date: 06/07/2026

Property Type: Unit



2/16 Weybridge St SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$835,000

Method: Auction Sale

Date: 20/06/2026

Property Type: Unit



1/223 Balwyn Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$825,000

Method: Private Sale

Date: 22/04/2026

Property Type: Unit

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