

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

4/9 Leicester Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,125,500

Property Type Unit

Suburb Balwyn North

Period - From 01/07/2025

to 30/06/2026

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	2/79 Willow Bnd BULLEEN 3105	\$881,000	25/07/2026
2	8 Mccoll Rd MONT ALBERT NORTH 3129	\$955,000	11/07/2026
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:

18/09/2026 10:26



 3  2  1

Rooms: 5
Property Type: Flat
Land Size: 305 sqm approx
Agent Comments

David Macmillan
03 9810 5000
0411 111 108
davidmacmillan@jellisraig.com.au

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

Year ending June 2026: \$1,125,500

Comparable Properties



2/79 Willow Bnd BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$881,000
Method: Auction Sale
Date: 25/07/2026
Property Type: Unit



8 Mccoll Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

 3  2  2

Price: \$955,000
Method: Auction Sale
Date: 11/07/2026
Property Type: House (Res)
Land Size: 266 sqm approx



1/223 Balwyn Rd BALWYN NORTH 3104 (REI)

Agent Comments

 2  1  1

Price: \$825,000
Method: Private Sale
Date: 22/04/2026
Property Type: Unit