

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

4/95 Balwyn Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$2,850,000

Property Type House

Suburb Balwyn

Period - From 01/04/2025

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	2/40 Northcote Av BALWYN 3103	\$950,000	09/05/2026
2	3/40 Northcote Av BALWYN 3103	\$925,000	28/03/2026
3	3/1211 Burke Rd KEW 3101	\$950,000	21/02/2026

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:

14/05/2026 16:12

4/95 Balwyn Road, Balwyn Vic 3103

JellisCraig



2 1 1

Property Type: Unit
Agent Comments

Sebastian Scanlon
03 9810 5000
0437 473 755
SebastianScanlon@jellisraig.com.au
Indicative Selling Price
\$900,000 - \$950,000
Median House Price
Year ending March 2026: \$2,850,000

Comparable Properties



2/40 Northcote Av BALWYN 3103 (REI)

Agent Comments

3 1 1

Price: \$950,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Unit



3/40 Northcote Av BALWYN 3103 (REI)

Agent Comments

2 1 2

Price: \$925,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Unit



3/1211 Burke Rd KEW 3101 (REI/VG)

Agent Comments

2 1 1

Price: \$950,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Unit

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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