

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

41 Balerno Circle, Gowanbrae Vic 3043

Indicative selling price

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

Range between \$670,000 & \$700,000

Median sale price

Median price \$935,250 Property Type House Suburb Gowanbrae

Period - From 01/01/2025 to 31/12/2025 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	4/2 Lanark Way GOWANBRAE 3043	\$765,000	02/03/2026
2	20 Balerno Ccl GOWANBRAE 3043	\$710,000	21/01/2026
3	5 Balerno Ccl GOWANBRAE 3043	\$660,000	05/12/2025

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:

02/04/2026 11:56



3 2 1

Rooms: 5
Property Type: House
Land Size: 213 sqm approx
Agent Comments
 Updated home with city views

Indicative Selling Price
 \$670,000 - \$700,000
Median House Price
 Year ending December 2025: \$935,250

Comparable Properties



4/2 Lanark Way GOWANBRAE 3043 (REI)

3 2 2

Price: \$765,000
Method: Private Sale
Date: 02/03/2026
Property Type: Townhouse (Res)

Agent Comments

Comparable accommodation. Larger floorplan.



20 Balerno Ccl GOWANBRAE 3043 (REI/VG)

3 2 1

Price: \$710,000
Method: Sold Before Auction
Date: 21/01/2026
Property Type: House (Res)
Land Size: 161 sqm approx

Agent Comments

Positioned in the same street with comparable accommodation. Inferior fitout.



5 Balerno Ccl GOWANBRAE 3043 (REI/VG)

3 2 1

Price: \$660,000
Method: Private Sale
Date: 05/12/2025
Property Type: House

Agent Comments

Less advanced home. Inferior fit out. Comparable accommodation.

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