

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

42 Grosvenor Parade, Balwyn Vic 3103

Indicative selling price

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

Range between \$3,950,000

&

\$4,300,000

Median sale price

Median price \$2,698,000

Property Type House

Suburb Balwyn

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	67 Yerrin St BALWYN 3103	\$4,138,000	03/06/2026
2	9 May St DEEPDENE 3103	\$4,299,999	01/05/2026
3	10 Bernborough Av BALWYN 3103	\$4,368,000	16/02/2026

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:

09/07/2026 14:06



5
 4
 2

Property Type: House (Res)

Land Size: 576 sqm approx

Agent Comments

Indicative Selling Price

\$3,950,000 - \$4,300,000

Median House Price

Year ending June 2026: \$2,698,000

Comparable Properties



67 Yerrin St BALWYN 3103 (REI)

Agent Comments

5
 4
 2

Price: \$4,138,000

Method: Sold Before Auction

Date: 03/06/2026

Property Type: House (Res)

Land Size: 739 sqm approx



9 May St DEEPPDENE 3103 (REI)

Agent Comments

5
 4
 4

Price: \$4,299,999

Method: Private Sale

Date: 01/05/2026

Property Type: House

Land Size: 735 sqm approx



10 Bernborough Av BALWYN 3103 (REI/VG)

Agent Comments

5
 4
 2

Price: \$4,368,000

Method: Private Sale

Date: 16/02/2026

Property Type: House (Res)

Land Size: 662 sqm approx

Account - Marshall White | P: 03 9822 9999