

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

43 Stroud Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,700,000

&

\$2,970,000

Median sale price

Median price \$2,639,000

Property Type House

Suburb Balwyn

Period - From 01/04/2026

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	3 Alpha St BALWYN NORTH 3104	\$2,825,000	02/05/2026
2	14 Wynyard Cr BALWYN NORTH 3104	\$2,805,000	15/03/2026
3	22 Hosken St BALWYN NORTH 3104	\$2,860,000	13/03/2026

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:

14/07/2026 12:43



3
 1
 3

Property Type: House (Previously Occupied - Detached)

Land Size: 983 sqm approx

Agent Comments

Indicative Selling Price

\$2,700,000 - \$2,970,000

Median House Price

June quarter 2026: \$2,639,000

Comparable Properties



3 Alpha St BALWYN NORTH 3104 (REI/VG)

Agent Comments

4
 2
 2

Price: \$2,825,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 1043 sqm approx



14 Wynyard Cr BALWYN NORTH 3104 (REI/VG)

Agent Comments

4
 1
 2

Price: \$2,805,000

Method: Expression of Interest

Date: 15/03/2026

Property Type: House (Res)

Land Size: 1198 sqm approx



22 Hosken St BALWYN NORTH 3104 (REI)

Agent Comments

4
 3
 2

Price: \$2,860,000

Method: Sold Before Auction

Date: 13/03/2026

Property Type: House (Res)

Land Size: 1027 sqm approx

Account - RT Edgar Boroondara | P: 88882000