

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

48 Jacka Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$4,900,000

&

\$5,300,000

Median sale price

Median price \$2,288,400

Property Type House

Suburb Balwyn North

Period - From 08/07/2025

to

07/07/2026

Source

Property Data

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	15 Kenny St BALWYN NORTH 3104	\$4,750,000	26/04/2026
2	118 Hill Rd BALWYN NORTH 3104	\$5,990,000	01/04/2026
3	66 Gordon St BALWYN 3103	\$5,060,000	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:

08/07/2026 11:50

48 Jacka Street, Balwyn North Vic 3104

MARSHALL WHITE

Yili Ma

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Indicative Selling Price

\$4,900,000 - \$5,300,000

Median House Price

08/07/2025 - 07/07/2026: \$2,288,400



 5  6  12

Rooms: 2

Property Type: House

Land Size: 997 sqm approx

Agent Comments

Comparable Properties



15 Kenny St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 6  6  3

Price: \$4,750,000

Method: Private Sale

Date: 26/04/2026

Property Type: House (Res)

Land Size: 910 sqm approx



118 Hill Rd BALWYN NORTH 3104 (VG)

Agent Comments

 3  -  -

Price: \$5,990,000

Method: Sale

Date: 01/04/2026

Property Type: House (Res)

Land Size: 849 sqm approx



66 Gordon St BALWYN 3103 (REI)

Agent Comments

 6  5  4

Price: \$5,060,000

Method: Private Sale

Date: 13/03/2026

Property Type: House (Res)

Land Size: 718 sqm approx

Account - Marshall White | P: 03 9822 9999



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