

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

49 Winmalee Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$2,780,000

Property Type House

Suburb Balwyn

Period - From 11/05/2025

to

10/05/2026

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	5a Wellesley St MONT ALBERT 3127	\$1,870,000	30/04/2026
2	2a Boorahman St BALWYN NORTH 3104	\$1,755,000	14/03/2026
3	3/5 Chatham Rd CANTERBURY 3126	\$1,740,000	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:

11/05/2026 11:55



3 2 2

Property Type: House
Land Size: 366 sqm approx
Agent Comments

Mark Read
03 9831 2818
0402 215 841
markread@jelliscraig.com.au

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
11/05/2025 - 10/05/2026: \$2,780,000

Comparable Properties



5a Wellesley St MONT ALBERT 3127 (REI)

Agent Comments

3 2 2

Price: \$1,870,000
Method: Auction Sale
Date: 30/04/2026
Property Type: Townhouse (Res)



2a Boorahman St BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Price: \$1,755,000
Method: Private Sale
Date: 14/03/2026
Property Type: House



3/5 Chatham Rd CANTERBURY 3126 (REI)

Agent Comments

3 2 2

Price: \$1,740,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 98305966