

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

5/1086 BURKE ROAD BALWYN NORTH VIC 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,125,500

Property type

Unit

Suburb

Balwyn North

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

2/59 BULLEEN ROAD BALWYN NORTH VIC 3104	\$1,220,000	06-Aug-26
2/13 DIGHT AVENUE BALWYN NORTH VIC 3104	\$1,000,000	28-Feb-26
1/1108 BURKE ROAD BALWYN NORTH VIC 3104	\$1,080,000	25-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 24 August 2026


**2/59 BULLEEN ROAD BALWYN
NORTH VIC 3104**
 3  2  2

Sold Price ^{RS} **\$1,220,000** ^{UN} Sold Date **06-Aug-26**

Distance **1.59km**

**2/13 DIGHT AVENUE BALWYN
NORTH VIC 3104**
 2  1  1

Sold Price **\$1,000,000** Sold Date **28-Feb-26**

Distance **1.54km**

**1/1108 BURKE ROAD BALWYN
NORTH VIC 3104**
 3  1  2

Sold Price **\$1,080,000** Sold Date **25-Mar-26**

Distance **0.26km**
RS = Recent sale

UN = Undisclosed Sale

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