

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 Collins Court, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,820,000

&

\$1,950,000

Median sale price

Median price \$2,777,500

Property Type House

Suburb Balwyn

Period - From 12/05/2025

to

11/05/2026

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	22 Fintonia St BALWYN NORTH 3104	\$1,860,000	28/03/2026
3	50a Tower Rd BALWYN NORTH 3104	\$1,925,000	11/03/2026

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:

12/05/2026 10:50



3 2 2

Property Type: Townhouse (Res)

Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price

\$1,820,000 - \$1,950,000

Median House Price

12/05/2025 - 11/05/2026: \$2,777,500

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)



22 Fintonia St BALWYN NORTH 3104 (REI/VG)

Agent Comments

5 3 2

Price: \$1,860,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 308 sqm approx



50a Tower Rd BALWYN NORTH 3104 (REI)

Agent Comments

4 3 2

Price: \$1,925,000

Method: Private Sale

Date: 11/03/2026

Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999