

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 Paisley Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$5,600,000

&

\$6,000,000

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	34 Rubens Gr CANTERBURY 3126	\$5,680,000	09/07/2026
2	47 Wentworth Av CANTERBURY 3126	\$5,890,000	11/05/2026
3	5 Pretoria St DEEPDENE 3103	\$6,139,000	01/04/2026

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:

10/08/2026 19:33

5 Paisley Street, Balwyn Vic 3103

JellisCraig

Elsa Li

03 9810 5000

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ElsaLi@jellisrcraig.com.au

Indicative Selling Price

\$5,600,000 - \$6,000,000

Median House Price

June quarter 2026: \$2,639,000



 5  5  2

Property Type: House (Res)

Land Size: 625 sqm approx

Agent Comments

Comparable Properties



34 Rubens Gr CANTERBURY 3126 (REI)

Agent Comments

 6  5  2

Price: \$5,680,000

Method: Sold Before Auction

Date: 09/07/2026

Property Type: House

Land Size: 723 sqm approx



47 Wentworth Av CANTERBURY 3126 (REI/VG)

Agent Comments

 5  5  6

Price: \$5,890,000

Method: Sold Before Auction

Date: 11/05/2026

Property Type: House (Res)

Land Size: 653 sqm approx



5 Pretoria St DEEPDENE 3103 (REI)

Agent Comments

 5  5  3

Price: \$6,139,000

Method: Private Sale

Date: 01/04/2026

Property Type: House (Res)

Land Size: 674 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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