

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

52 Winmalee Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,550,000

&

\$2,750,000

Median sale price

Median price \$2,850,000

Property Type House

Suburb Balwyn

Period - From 01/04/2025

to

31/03/2026

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	7 Percy St BALWYN 3103	\$2,698,000	14/04/2026
2	8 Belgrove Av BALWYN 3103	\$2,665,000	28/03/2026
3	41 Elliott Av BALWYN 3103	\$2,573,000	21/03/2026

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:

11/05/2026 22:23



3 2 2

Property Type: House (Res)

Agent Comments

Comparable Properties



7 Percy St BALWYN 3103 (REI)

Agent Comments

3 2 4

Price: \$2,698,000

Method: Private Sale

Date: 14/04/2026

Property Type: House (Res)

Land Size: 681 sqm approx



8 Belgrove Av BALWYN 3103 (REI)

Agent Comments

4 3 2

Price: \$2,665,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 572 sqm approx



41 Elliott Av BALWYN 3103 (REI)

Agent Comments

3 1 1

Price: \$2,573,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 710 sqm approx

Account - RT Edgar Boroondara | P: 88882000