

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

6/1078 Burke Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$1,110,000 Property Type Unit Suburb Balwyn North

Period - From 05/08/2025 to 04/08/2026 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	3/21 Terry St DEEPDENE 3103	\$774,500	06/07/2026
2	4/16 Woodlands Av KEW EAST 3102	\$771,000	27/06/2026
3	1/223 Balwyn Rd BALWYN NORTH 3104	\$825,000	22/04/2026

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:

05/08/2026 14:46

6/1078 Burke Road, Balwyn North Vic 3104

JellisCraig

Mark Read
0402 215 841
markread@jelliscraig.com.au

 2  1  1

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
05/08/2025 - 04/08/2026: \$1,110,000



Comparable Properties



3/21 Terry St DEEPDENE 3103 (REI)

Agent Comments

 2  1  1

Price: \$774,500
Method: Sold Before Auction
Date: 06/07/2026
Property Type: Unit



4/16 Woodlands Av KEW EAST 3102 (REI)

Agent Comments

 2  1  1

Price: \$771,000
Method: Auction Sale
Date: 27/06/2026
Property Type: Unit



1/223 Balwyn Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

 2  1  1

Price: \$825,000
Method: Private Sale
Date: 22/04/2026
Property Type: Unit

Account - Jellis Craig | P: 98305966



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