

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 Highland Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$6,300,000

&

\$6,800,000

Median sale price

Median price \$2,680,000

Property Type House

Suburb Balwyn

Period - From 15/06/2025

to

14/06/2026

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	19 Chelmsford St BALWYN NORTH 3104	\$6,380,000	27/05/2026
2	14 Henley St BALWYN 3103	\$6,318,000	06/05/2026
3	15 Grey St BALWYN 3103	\$6,400,000	13/03/2026

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:

15/06/2026 17:20



5 5 2

Property Type: House
Land Size: 656 sqm approx
Agent Comments

Indicative Selling Price
\$6,300,000 - \$6,800,000
Median House Price
15/06/2025 - 14/06/2026: \$2,680,000

Comparable Properties



19 Chelmsford St BALWYN NORTH 3104 (REI)

Agent Comments

6 6 4

Price: \$6,380,000
Method: Expression of Interest
Date: 27/05/2026
Property Type: House (Res)
Land Size: 1012 sqm approx



14 Henley St BALWYN 3103 (REI)

Agent Comments

5 5 4

Price: \$6,318,000
Method: Private Sale
Date: 06/05/2026
Property Type: House
Land Size: 715 sqm approx



15 Grey St BALWYN 3103 (REI)

Agent Comments

6 7 8

Price: \$6,400,000
Method: Private Sale
Date: 13/03/2026
Property Type: House
Land Size: 766 sqm approx