

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

68 Nungerner Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$5,900,000

&

\$6,190,000

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	5 Pretoria St DEEPDENE 3103	\$6,139,000	01/04/2026
2	28 May St DEEPDENE 3103	\$5,958,000	08/12/2025
3	24 Willis St BALWYN NORTH 3104	\$6,850,000	11/11/2025

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:

22/04/2026 19:15



Property Type: House (Res)

Agent Comments

Comparable Properties



5 Pretoria St DEEPDENE 3103 (REI)

Agent Comments



Price: \$6,139,000

Method: Private Sale

Date: 01/04/2026

Property Type: House (Res)

Land Size: 674 sqm approx



28 May St DEEPDENE 3103 (REI/VG)

Agent Comments



Price: \$5,958,000

Method: Private Sale

Date: 08/12/2025

Property Type: House

Land Size: 718 sqm approx



24 Willis St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$6,850,000

Method: Private Sale

Date: 11/11/2025

Property Type: House

Land Size: 715 sqm approx