

# 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

7/11 Yonga Road, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$649,000

### Median sale price

Median price \$850,000 Property Type Unit Suburb Balwyn

Period - From 07/05/2025 to 06/05/2026 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	8/48 Weir St BALWYN 3103	\$595,000	04/04/2026
2	2/6 Leopold Cr MONT ALBERT 3127	\$609,000	27/03/2026
3	8/4 Langford St SURREY HILLS 3127	\$652,000	14/03/2026

**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:

07/05/2026 10:37

Mark Read

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**Indicative Selling Price**

\$590,000 - \$649,000

**Median Unit Price**

07/05/2025 - 06/05/2026: \$850,000



 2  1  1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**8/48 Weir St BALWYN 3103 (REI)**

[Agent Comments](#)

 2  1  1

**Price:** \$595,000

**Method:** Private Sale

**Date:** 04/04/2026

**Property Type:** Apartment



**2/6 Leopold Cr MONT ALBERT 3127 (REI)**

[Agent Comments](#)

 2  1  1

**Price:** \$609,000

**Method:** Private Sale

**Date:** 27/03/2026

**Property Type:** Unit



**8/4 Langford St SURREY HILLS 3127 (REI/VG)**

[Agent Comments](#)

 2  1  1

**Price:** \$652,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** Apartment

**Account - Jellis Craig** | P: 98305966