

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

8/5 Boston Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,582,500

Property Type Townhouse

Suburb Balwyn

Period - From 18/09/2025

to

17/09/2026

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	10/5 Boston Rd BALWYN 3103	\$1,400,000	18/08/2026
2	1/910 Burke Rd DEEPDENE 3103	\$1,340,000	15/08/2026
3	3/86a Balwyn Rd BALWYN 3103	\$1,180,000	08/08/2026

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:

18/09/2026 10:40



3 1 2

Rooms: 7
Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Townhouse Price
18/09/2025 - 17/09/2026: \$1,582,500

Comparable Properties



10/5 Boston Rd BALWYN 3103 (REI)

Agent Comments

3 1 1

Price: \$1,400,000
Method: Private Sale
Date: 18/08/2026
Property Type: Unit



1/910 Burke Rd DEEPDENE 3103 (REI)

Agent Comments

3 2 3

Price: \$1,340,000
Method: Auction Sale
Date: 15/08/2026
Property Type: Villa



3/86a Balwyn Rd BALWYN 3103 (REI)

Agent Comments

3 1 1

Price: \$1,180,000
Method: Private Sale
Date: 08/08/2026
Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999