

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

8/7-13 Kireep Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$871,500

Property Type Unit

Suburb Balwyn

Period - From 01/01/2024

to 31/12/2024

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	2/10 Northcote Av BALWYN 3103	\$900,000	12/03/2025
2	2/9 Highfield Rd CANTERBURY 3126	\$1,020,000	22/01/2025
3	6/16 Brenbeal St BALWYN 3103	\$955,000	13/12/2024

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:

21/03/2025 10:34

8/7-13 Kireep Road, Balwyn Vic 3103



Toby Parker
03 9830 7000
0413 581 104
toby.parker@belleproperty.com

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

Year ending December 2024: \$871,500



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Comparable Properties



2/10 Northcote Av BALWYN 3103 (REI)

Agent Comments



Price: \$900,000
Method: Sold Before Auction
Date: 12/03/2025
Property Type: Villa



2/9 Highfield Rd CANTERBURY 3126 (REI/VG)

Agent Comments



Price: \$1,020,000
Method: Sold Before Auction
Date: 22/01/2025
Property Type: Unit



6/16 Brenbeal St BALWYN 3103 (REI)

Agent Comments



Price: \$955,000
Method: Private Sale
Date: 13/12/2024
Property Type: Townhouse (Single)
Land Size: 266 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



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