

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

92 Doncaster Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$4,500,000

&

\$4,900,000

Median sale price

Median price \$2,300,000

Property Type House

Suburb Balwyn North

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	79 Yerrin St BALWYN 3103	\$4,093,000	09/05/2026
2	15 Kenny St BALWYN NORTH 3104	\$4,750,000	26/04/2026
3	17 Stroma Av BALWYN NORTH 3104	\$4,400,000	11/04/2026

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:

10/06/2026 10:00



5 4 2

Rooms: 9
Property Type: House
Land Size: 843 sqm approx
Agent Comments

Indicative Selling Price
\$4,500,000 - \$4,900,000
Median House Price
Year ending March 2026: \$2,300,000

Comparable Properties



79 Yerrin St BALWYN 3103 (REI)

Agent Comments

5 6 2

Price: \$4,093,000
Method: Sold Before Auction
Date: 09/05/2026
Property Type: House (Res)
Land Size: 694 sqm approx



15 Kenny St BALWYN NORTH 3104 (REI)

Agent Comments

6 6 3

Price: \$4,750,000
Method: Private Sale
Date: 26/04/2026
Property Type: House (Res)
Land Size: 910 sqm approx



17 Stroma Av BALWYN NORTH 3104 (REI/VG)

Agent Comments

5 4 5

Price: \$4,400,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 736 sqm approx

Account - Marshall White | P: 03 9822 9999