

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

93 Winmalee Road, Balwyn Vic 3103

Indicative selling price

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

Range between

\$2,400,000

&

\$2,640,000

Median sale price

Median price

\$2,698,000

Property Type

House

Suburb

Balwyn

Period - From

01/07/2025

to

30/06/2026

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.

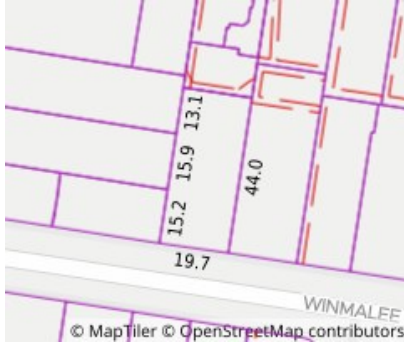
	Address of comparable property	Price	Date of sale
1	19 Metung St BALWYN 3103	\$2,650,000	29/06/2026
2	33 Ellsa St BALWYN NORTH 3104	\$2,451,800	30/05/2026
3	23 Clayton Rd BALWYN 3103	\$2,424,000	28/03/2026

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:

30/07/2026 16:21

**Rooms:** 5**Property Type:** House**Land Size:** 854.929 sqm approx

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,640,000

Median House Price

Year ending June 2026: \$2,698,000

Comparable Properties

**19 Metung St BALWYN 3103 (REI)**

Agent Comments

**Price:** \$2,650,000**Method:** Private Sale**Date:** 29/06/2026**Property Type:** House**Land Size:** 673 sqm approx**33 Ellsa St BALWYN NORTH 3104 (REI)**

Agent Comments

**Price:** \$2,451,800**Method:** Auction Sale**Date:** 30/05/2026**Property Type:** House (Res)**Land Size:** 1110 sqm approx**23 Clayton Rd BALWYN 3103 (REI/VG)**

Agent Comments

**Price:** \$2,424,000**Method:** Auction Sale**Date:** 28/03/2026**Property Type:** House (Res)**Land Size:** 680 sqm approx

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