

# 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

2/91 Balwyn 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

\$1,500,000

&

\$1,650,000

### Median sale price

Median price

\$858,500

Property type

Unit

Suburb

Balwyn

Period - From

01/05/2025

to

30/04/2026

Source



PropTrack

### 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
2/65 Talbot Avenue, Balwyn, VIC 3103	\$1,527,500	28/02/2026
1/43 Yerrin Street, Balwyn, VIC 3103	\$1,670,000	17/12/2025
46 Kitchener Street, Deepdene, VIC 3103	\$1,550,000	04/12/2025

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: 01/05/2026