

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

8/100 BALWYN ROAD BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$828,000

Property type

Unit

Suburb

Balwyn

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

2/1 BEVAN STREET BALWYN VIC 3103	\$594,999	01-Dec-25
3/2 RAYNES STREET BALWYN VIC 3103	\$665,000	20-Jan-26
1/29 WEIR STREET BALWYN VIC 3103	\$605,000	03-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 17 February 2026

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2/1 BEVAN STREET BALWYN VIC 3103

Sold Price

\$594,999

Sold Date

01-Dec-25

2

1

1

Distance

0.6km



3/2 RAYNES STREET BALWYN VIC 3103

Sold Price

^{RS} **\$665,000**

Sold Date

20-Jan-26

2

1

1

Distance

0.8km



1/29 WEIR STREET BALWYN VIC 3103

Sold Price

\$605,000

Sold Date

03-Oct-25

2

1

1

Distance

0.41km



7/22 WEIR STREET BALWYN VIC 3103

Sold Price

\$600,000

Sold Date

06-Oct-25

2

1

1

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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