

# 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

1/36 Jurang Street, 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 \$580,000 & \$620,000

### Median sale price

Median price \$775,000 Property Type Unit Suburb Balwyn

Period - From 05/05/2025 to 04/05/2026 Source Property Data

### 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	8/48 Weir St BALWYN 3103	\$595,000	04/04/2026
2	3/36 Jurang St BALWYN 3103	\$605,000	13/03/2026
3	2/1 Bevan St BALWYN 3103	\$595,000	29/11/2025

**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: 05/05/2026 10:17



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

**Indicative Selling Price**  
\$580,000 - \$620,000  
**Median Unit Price**  
05/05/2025 - 04/05/2026: \$775,000

## Comparable Properties



**8/48 Weir St BALWYN 3103 (REI)**

Agent Comments



**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 04/04/2026  
**Property Type:** Apartment



**3/36 Jurang St BALWYN 3103 (REI/VG)**

Agent Comments



**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 13/03/2026  
**Property Type:** Apartment



**2/1 Bevan St BALWYN 3103 (REI/VG)**

Agent Comments



**Price:** \$595,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** Unit

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044