

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

3/86A Balwyn Road, Balwyn, Vic 3103

Indicative selling price

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

range between

\$1,150,000

&

\$1,200,000

Median sale price

Median price

\$850,000

Property type

Unit

Suburb

Balwyn

Period - From

01/09/2025

to

31/08/2026

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
3/12 Boston Road, Balwyn, VIC 3103	\$1,189,000	16/05/2026
3/12 Rubens Grove, Canterbury, VIC 3126	\$1,100,000	23/08/2026
6/8-12 Weir Street, Balwyn, VIC 3103	\$1,065,000	09/05/2026

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:

16/09/2026