

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

3/56 Belmore Road, Balwyn VIC 3103

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$828,250

Property Type

Unit

Suburb

Balwyn

Period - From

27/02/2025

to

26/08/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/129 Kilby Rd, Kew East Vic	\$1,200,000	09/08/2025
1/20 Jurang St Balwyn Vic	\$1,010,000	02/08/2025
5/30 Barnsbury Rd, Deepdene Vic	\$1,100,000	16/07/2025

This Statement of Information was prepared on:

27/08/2025