

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

7/2 Erne Street, Balwyn VIC 3103

Indicative selling price

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

Range between

\$960,000

&

\$1,050,000

Median sale price

Median price

\$833,500

Property Type

Unit

Suburb

Balwyn

Period - From

07/10/2025

to

06/04/2026

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
1/22 Blenheim Av, Mont Albert Vic	\$985,000	07/02/2026
5/16 Brenbeal St, Balwyn Vic	\$1,108,000	13/12/2025
8/78 Croydon Rd, Surrey Hills Vic	\$1,075,000	11/12/2025

This Statement of Information was prepared on:

07/04/2026