

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

63 Winmalee Road, Balwyn VIC 3103

Indicative selling price

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

Range between

\$2,908,000

&

\$3,198,800

Median sale price

Median price

\$2,850,000

Property Type

House

Suburb

Balwyn

Period - From

05/11/2024

to

04/05/2025

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
8 Wynyard Cr, Balwyn North Vic	\$3,038,000	16/12/2024
20 Nungerner St, Balwyn Vic	\$3,225,000	04/04/2025
28 Monash Av, Balwyn Vic	\$3,050,000	21/03/2025

This Statement of Information was prepared on:

05/05/2025