

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 g09/1116 Burke Road, Balwyn North Vic 3104

Indicative selling price

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

Single price \$650,000

Median sale price

Median price \$1,095,000

Property Type Unit

Suburb Balwyn North

Period - From 01/01/2026

to 31/03/2026

Source REIV

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	4/82 Doncaster Rd BALWYN NORTH 3104	\$630,000	13/12/2025
2	7/1116 Burke Rd BALWYN NORTH 3104	\$560,000	31/10/2025
3	G03/1116 Burke Rd BALWYN NORTH 3104	\$560,000	06/10/2025

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:

04/05/2026 14:02



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$650,000

Median Unit Price

March quarter 2026: \$1,095,000

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.

Comparable Properties



4/82 Doncaster Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

 2  1  1

Price: \$630,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Apartment



7/1116 Burke Rd BALWYN NORTH 3104 (REI)

Agent Comments

 2  2  1

Price: \$560,000

Method: Private Sale

Date: 31/10/2025

Property Type: Apartment



G03/1116 Burke Rd BALWYN NORTH 3104 (VG)

Agent Comments

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Price: \$560,000

Method: Sale

Date: 06/10/2025

Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9842 8888