

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$1,431,750

Property Type Unit

Suburb Balwyn North

Period - From 01/10/2025

to 31/12/2025

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:

04/03/2026 11:49



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$650,000 - \$690,000
Median Unit Price
December quarter 2025: \$1,431,750

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

 2  2  1

Price: \$560,000
Method: Sale
Date: 06/10/2025
Property Type: Strata Unit/Flat

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