

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

1/120 Rochester Road, Balwyn Vic 3103

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$840,000

Property Type

Unit

Suburb

Balwyn

Period - From

01/04/2025

to

30/06/2025

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	3/28 Northcote Av BALWYN 3103	\$802,000	02/08/2025
2	2/10 Westminster St BALWYN 3103	\$828,000	14/06/2025
3	31 Delany Cl CANTERBURY 3126	\$870,000	11/06/2025

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:

18/08/2025 13:19



 2  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
June quarter 2025: \$840,000

Comparable Properties



3/28 Northcote Av BALWYN 3103 (REI)

Agent Comments

 2  1  1

Price: \$802,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Unit



2/10 Westminster St BALWYN 3103 (REI/VG)

Agent Comments

 2  1  1

Price: \$828,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Unit



31 Delany Cl CANTERBURY 3126 (REI)

Agent Comments

 2  1  1

Price: \$870,000
Method: Private Sale
Date: 11/06/2025
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888