

# 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

18 Salisbury Street, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,380,000 & \$3,700,000

### Median sale price

Median price \$2,789,000 Property Type House Suburb Balwyn

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	10 Hardwicke St BALWYN 3103	\$3,290,000	28/02/2026
2	10 Byron St CANTERBURY 3126	\$3,125,000	28/02/2026
3	65 Warburton Rd CANTERBURY 3126	\$3,200,000	10/02/2026

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:

02/03/2026 13:29



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**Property Type:** House  
**Land Size:** 785 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,380,000 - \$3,700,000  
**Median House Price**  
December quarter 2025: \$2,789,000

## Comparable Properties



**10 Hardwicke St BALWYN 3103 (REI)**

**Agent Comments**

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**Price:** \$3,290,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 717 sqm approx



**10 Byron St CANTERBURY 3126 (REI)**

**Agent Comments**

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**Price:** \$3,125,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 649 sqm approx



**65 Warburton Rd CANTERBURY 3126 (REI)**

**Agent Comments**

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**Price:** \$3,200,000  
**Method:** Private Sale  
**Date:** 10/02/2026  
**Property Type:** House

**Account - Barry Plant | P: 03 9842 8888**