

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

Range between \$3,100,000 & \$3,400,000

Median sale price

Median price \$2,860,000 Property Type House Suburb Balwyn

Period - From 01/01/2025 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:

17/03/2026 13:36



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Property Type: House (Res)

Land Size: 785 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$3,100,000 - \$3,400,000

Median House Price

Year ending December 2025: \$2,860,000

Comparable Properties



10 Hardwicke St BALWYN 3103 (REI)

[Agent Comments](#)

 4  2  2

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](#)

 4  2  2

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](#)

 4  2  2

Price: \$3,200,000

Method: Private Sale

Date: 10/02/2026

Property Type: House

Account - Barry Plant | P: 03 9874 3355