

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

6 Thornton Grove, Balnarring VIC 3926

Indicative selling price

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

Range between \$2,450,000 & \$2,600,000

Median sale price

Median price \$1,480,000 Property Type House Suburb Balnarring

Period - From 16/06/2025 to 15/12/2025 Source pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
26 Johnson St, Balnarring Vic	\$2,173,000	11/11/2025
1 Azure Av, Balnarring Vic	\$2,200,000	20/08/2025
8 Thornton Grove, Balnarring Vic	\$2,775,000	10/11/2025

This Statement of Information was prepared on:

16/12/2025