

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

327 Union Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$3,800,000 & \$4,100,000

Median sale price*

Median price \$2,850,000 Property Type House Suburb Balwyn

Period - From 09/10/2025 to 09/04/2026 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	16 Hertford Cr BALWYN 3103	\$3,728,000	28/03/2026
2	31 Burroughs Rd BALWYN 3103	\$4,146,000	07/03/2026
3	323 Belmore Rd BALWYN NORTH 3104	\$4,300,000	28/02/2026

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: 09/04/2026 16:40

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of Balwyn residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



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Property Type: Land (Res)
Land Size: 1853 sqm approx
Agent Comments

Indicative Selling Price

\$3,800,000 - \$4,100,000

Median House Price *

09/10/2025 - 09/04/2026: \$2,850,000

* Agent calculated median based on Balwyn sales

Comparable Properties



16 Hertford Cr BALWYN 3103 (REI)

Agent Comments

 6
  4
  2

Price: \$3,728,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 613 sqm approx



31 Burroughs Rd BALWYN 3103 (REI)

Agent Comments

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  2

Price: \$4,146,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 730 sqm approx



323 Belmore Rd BALWYN NORTH 3104 (REI)

Agent Comments

 4
  3
  2

Price: \$4,300,000
Method: Private Sale
Date: 28/02/2026
Property Type: House

Account - Marshall White | P: 03 9822 9999



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