

# 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 67 Yarrbat Avenue, Balwyn Vic 3103

### Indicative selling price

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

Single price \$2,750,000

### Median sale price

Median price \$2,710,000

Property Type House

Suburb Balwyn

Period - From 25/05/2025

to 24/05/2026

Source Property Data

### 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	43 Narrak Rd BALWYN 3103	\$2,780,000	21/02/2026
2	171 Maud St BALWYN NORTH 3104	\$2,750,000	06/01/2026
3	35 Winmalee Rd BALWYN 3103	\$2,700,000	04/12/2025

**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:

25/05/2026 10:25



**Property Type:** House (Res)

**Land Size:** 632 sqm approx

Agent Comments

## Comparable Properties



**43 Narrak Rd BALWYN 3103 (REI)**

Agent Comments



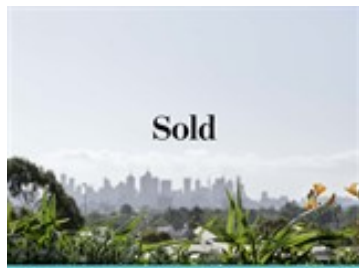
**Price:** \$2,780,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)

**Land Size:** 744 sqm approx



**171 Maud St BALWYN NORTH 3104 (REI/VG)**

Agent Comments



**Price:** \$2,750,000

**Method:** Private Sale

**Date:** 06/01/2026

**Property Type:** House (Res)

**Land Size:** 719 sqm approx



**35 Winmalee Rd BALWYN 3103 (REI/VG)**

Agent Comments



**Price:** \$2,700,000

**Method:** Private Sale

**Date:** 04/12/2025

**Property Type:** House (Res)

**Land Size:** 762 sqm approx