

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

16 Highland Avenue, Balwyn Vic 3103

Indicative selling price

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

Single price

\$2,200,000

Median sale price

Median price

\$2,698,000

Property Type

House

Suburb

Balwyn

Period - From

01/07/2025

to

30/06/2026

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	67 Yarrbat Av BALWYN 3103	\$2,200,000	14/09/2026
2	38 King St BALWYN 3103	\$2,399,000	21/08/2026
3	64 Stroud St BALWYN 3103	\$2,300,000	15/05/2026

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:

16/09/2026 12:49



4 2 2

Rooms: 7
Property Type: House
Land Size: 653 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000
Median House Price
Year ending June 2026: \$2,698,000

Comparable Properties



67 Yarrbat Av BALWYN 3103 (REI)

Agent Comments

3 1 2

Price: \$2,200,000
Method: Private Sale
Date: 14/09/2026
Property Type: House
Land Size: 632 sqm approx



38 King St BALWYN 3103 (REI)

Agent Comments

4 2 2

Price: \$2,399,000
Method: Private Sale
Date: 21/08/2026
Property Type: House (Res)
Land Size: 769 sqm approx



64 Stroud St BALWYN 3103 (REI)

Agent Comments

3 1 1

Price: \$2,300,000
Method: Sold Before Auction
Date: 15/05/2026
Property Type: House (Res)
Land Size: 661 sqm approx