

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

10 Wills Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$3,500,000 & \$3,800,000

Median sale price

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

Period - From 01/04/2025 to 31/03/2026 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	55 Argyle Rd KEW 3101	\$3,860,000	05/12/2025
2	21 Ruby St BALWYN 3103	\$3,750,000	04/12/2025
3	7 Weir St KEW 3101	\$3,650,000	05/11/2025

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:

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 981 sqm approx
Agent Comments

Indicative Selling Price
\$3,500,000 - \$3,800,000
Median House Price
Year ending March 2026: \$2,850,000

Comparable Properties



55 Argyle Rd KEW 3101 (REI/VG)

Agent Comments



Price: \$3,860,000
Method: Private Sale
Date: 05/12/2025
Property Type: House (Res)
Land Size: 827 sqm approx



21 Ruby St BALWYN 3103 (VG)

Agent Comments



Price: \$3,750,000
Method: Sale
Date: 04/12/2025
Property Type: House (Res)
Land Size: 715 sqm approx



7 Weir St KEW 3101 (REI)

Agent Comments



Price: \$3,650,000
Method: Auction Sale
Date: 05/11/2025
Property Type: House
Land Size: 966 sqm approx