

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 Highland Avenue, Balwyn Vic 3103

Indicative selling price

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

Single price

\$5,850,000

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	34 Rubens Gr CANTERBURY 3126	\$5,680,000	09/07/2026
2	47 Wentworth Av CANTERBURY 3126	\$5,890,000	11/05/2026
3			

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:

07/08/2026 12:22



5 5 2

Property Type: House
Land Size: 656 sqm approx
Agent Comments

Indicative Selling Price
\$5,850,000
Median House Price
Year ending June 2026: \$2,698,000

Comparable Properties



34 Rubens Gr CANTERBURY 3126 (REI)

Agent Comments

6 5 2

Price: \$5,680,000
Method: Sold Before Auction
Date: 09/07/2026
Property Type: House
Land Size: 723 sqm approx



47 Wentworth Av CANTERBURY 3126 (REI/VG)

Agent Comments

5 5 6

Price: \$5,890,000
Method: Sold Before Auction
Date: 11/05/2026
Property Type: House (Res)
Land Size: 653 sqm approx

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.