

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

312 Belmore Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$2,639,000

Property Type House

Suburb Balwyn

Period - From 01/04/2026

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	344 Whitehorse Rd BALWYN 3103	\$1,750,000	15/05/2026
2	93 Greythorn Rd BALWYN NORTH 3104	\$1,650,000	04/05/2026
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:

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Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

June quarter 2026: \$2,639,000



4 1 2

Property Type: House (Res)

Land Size: 845 sqm approx

Agent Comments

Comparable Properties



344 Whitehorse Rd BALWYN 3103 (VG)

Agent Comments

4 - -

Price: \$1,750,000

Method: Sale

Date: 15/05/2026

Property Type: Land

Land Size: 752 sqm approx



93 Greythorn Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

1 1 1

Price: \$1,650,000

Method: Private Sale

Date: 04/05/2026

Property Type: House (Res)

Land Size: 1117 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.