

## 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

2/13 STUMPY GULLY ROAD BALNARRING VIC 3926

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

|              |  |                     |             |   |             |
|--------------|--|---------------------|-------------|---|-------------|
| Single Price |  | or range<br>between | \$2,000,000 | & | \$2,200,000 |
|--------------|--|---------------------|-------------|---|-------------|

### Median sale price

(\*Delete house or unit as applicable)

|              |             |               |             |        |            |
|--------------|-------------|---------------|-------------|--------|------------|
| Median Price | \$1,331,250 | Property type | House       | Suburb | Balnarring |
| Period-from  | 01 Dec 2024 | to            | 30 Nov 2025 | Source | Cotality   |

### 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 6 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 |
|--|-------------|--------------|
| 26 JOHNSON STREET BALNARRING VIC 3926    | \$2,173,000 | 11-Nov-25    |
| 1 AZURE AVENUE BALNARRING VIC 3926       | \$2,200,000 | 20-Aug-25    |
| 25 STUMPY GULLY ROAD BALNARRING VIC 3926 | \$2,080,000 | 18-Nov-25    |

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 6 months.

This Statement of Information was prepared on: 22 December 2025

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**26 JOHNSON STREET  
BALNARRING VIC 3926**

4 2 2

Sold Price **RS \$2,173,000** Sold Date **11-Nov-25**Distance **0.94km****1 AZURE AVENUE BALNARRING  
VIC 3926**

3 2 2

Sold Price **\$2,200,000** Sold Date **20-Aug-25**Distance **0.59km****25 STUMPY GULLY ROAD  
BALNARRING VIC 3926**

4 2 2

Sold Price **RS \$2,080,000** Sold Date **18-Nov-25**Distance **0km****RS** = Recent sale **UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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