

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

334 Union Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$4,600,000 & \$4,800,000

Median sale price*

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

Period - From 01/11/2025 to 01/05/2026 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	285 Belmore Rd BALWYN NORTH 3104	\$4,900,001	06/03/2026
2	323 Belmore Rd BALWYN NORTH 3104	\$4,300,000	28/02/2026
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: 01/05/2026 11:53

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of Balwyn residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



 2
  1
  1

Property Type: House
Land Size: 724 sqm approx
Agent Comments

Indicative Selling Price

\$4,600,000 - \$4,800,000

Median House Price *

01/11/2025 - 01/05/2026: \$2,850,000

* Agent calculated median based on Balwyn sales

Comparable Properties



285 Belmore Rd BALWYN NORTH 3104 (REI)

Agent Comments

 5
  3
  4

Price: \$4,900,001
Method: Private Sale
Date: 06/03/2026
Property Type: House (Res)
Land Size: 936 sqm approx



323 Belmore Rd BALWYN NORTH 3104 (REI)

Agent Comments

 4
  3
  2

Price: \$4,300,000
Method: Private Sale
Date: 28/02/2026
Property Type: House

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.

Account - Marshall White | P: 03 9822 9999



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