

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

11 GREY STREET BALWYN VIC 3103

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
between

\$4,600,000

&

\$4,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,860,000

Property type

House

Suburb

Balwyn

Period-from

01 Mar 2025

to

28 Feb 2026

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

27 MONT ALBERT ROAD CANTERBURY VIC 3126	\$4,550,000	17-Dec-25
8 MOONBRIA AVENUE KEW VIC 3101	\$4,450,000	20-Feb-26
27 HOOD STREET BALWYN NORTH VIC 3104	\$4,775,000	14-Mar-26

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: 26 March 2026

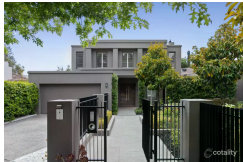


**27 MONT ALBERT ROAD
CANTERBURY VIC 3126**

4 3 2

Sold Price ^{RS} **\$4,550,000** ^{UN} Sold Date **17-Dec-25**

Distance **1.13km**



**8 MOONBRIA AVENUE KEW VIC
3101**

6 2 4

Sold Price ^{RS} **\$4,450,000** Sold Date **20-Feb-26**

Distance **0.73km**



**27 HOOD STREET BALWYN NORTH
VIC 3104**

5 5 4

Sold Price ^{RS} **\$4,775,000** ^{UN} Sold Date **14-Mar-26**

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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