

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 67 Yarrbat Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$2,800,000 Property Type House Suburb Balwyn

Period - From 27/04/2025 to 26/04/2026 Source Property Data

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	41 Elliott Av BALWYN 3103	\$2,573,000	21/03/2026
2	43 Narrak Rd BALWYN 3103	\$2,780,000	21/02/2026
3	171 Maud St BALWYN NORTH 3104	\$2,750,000	06/01/2026

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: 27/04/2026 10:25



3 1 2

Property Type: House
Land Size: 632 sqm approx
Agent Comments

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Indicative Selling Price
\$2,500,000 - \$2,750,000
Median House Price
27/04/2025 - 26/04/2026: \$2,800,000

Comparable Properties



41 Elliott Av BALWYN 3103 (REI)

[Agent Comments](#)

3 1 1

Price: \$2,573,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 710 sqm approx



43 Narrak Rd BALWYN 3103 (REI)

[Agent Comments](#)

4 3 2

Price: \$2,780,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 744 sqm approx



171 Maud St BALWYN NORTH 3104 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$2,750,000
Method: Private Sale
Date: 06/01/2026
Property Type: House (Res)
Land Size: 719 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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