

# 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

13 Kerry Parade, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,280,000

### Median sale price

Median price \$2,775,000

Property Type House

Suburb Balwyn

Period - From 01/01/2026

to 31/03/2026

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	10 Yandilla St BALWYN 3103	\$2,325,000	26/05/2026
2	27 Talbot Av BALWYN 3103	\$2,440,000	25/05/2026
3	11 Inglisby Rd MONT ALBERT 3127	\$2,400,000	12/05/2026

**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:

30/05/2026 14:38



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**Property Type:** House  
**Land Size:** 744 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,280,000  
**Median House Price**  
 March quarter 2026: \$2,775,000

## Comparable Properties



10 Yandilla St BALWYN 3103 (REI)

Agent Comments

4   
 2   
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**Price:** \$2,325,000  
**Method:** Auction Sale  
**Date:** 26/05/2026  
**Property Type:** House  
**Land Size:** 676 sqm approx



27 Talbot Av BALWYN 3103 (REI)

Agent Comments

4   
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**Price:** \$2,440,000  
**Method:** Private Sale  
**Date:** 25/05/2026  
**Property Type:** House  
**Land Size:** 797 sqm approx



11 Inglisby Rd MONT ALBERT 3127 (REI)

Agent Comments

5   
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 2

**Price:** \$2,400,000  
**Method:** Private Sale  
**Date:** 12/05/2026  
**Property Type:** House  
**Land Size:** 728 sqm approx

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