

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

8/28 Weir Street, Balwyn Vic 3103

Indicative selling price

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

Range between

\$580,000

&

\$630,000

Median sale price

Median price

\$760,250

Property Type

Unit

Suburb

Balwyn

Period - From

25/08/2025

to

24/08/2026

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	10/7-13 Kireep Rd BALWYN 3103	\$602,500	29/07/2026
2	1/36 Jurang St BALWYN 3103	\$611,000	23/05/2026
3	16/19 Kireep Rd BALWYN 3103	\$580,000	08/05/2026

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:

25/08/2026 02:50



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

25/08/2025 - 24/08/2026: \$760,250

Comparable Properties



10/7-13 Kireep Rd BALWYN 3103 (REI)

Agent Comments



Price: \$602,500

Method: Private Sale

Date: 29/07/2026

Property Type: Apartment



1/36 Jurang St BALWYN 3103 (REI/VG)

Agent Comments



Price: \$611,000

Method: Private Sale

Date: 23/05/2026

Property Type: Apartment



16/19 Kireep Rd BALWYN 3103 (REI/VG)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 08/05/2026

Property Type: Apartment

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044