

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

7 Percy Street, Balwyn Vic 3103

Indicative selling price

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

Single price \$2,850,000

Median sale price

Median price \$2,860,000

Property Type House

Suburb Balwyn

Period - From 01/01/2025

to 31/12/2025

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 | 43 Narrak Rd BALWYN 3103 | \$2,780,000 | 21/02/2026 |
| 2 | 32 Norbert St BALWYN 3103 | \$3,062,000 | 05/02/2026 |
| 3 | 23 Bennett St DEEPDENE 3103 | \$2,739,900 | 12/12/2025 |

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:

23/03/2026 10:11



3 2 4

Property Type: House (Res)

Land Size: 681 sqm approx

Agent Comments

Indicative Selling Price

\$2,850,000

Median House Price

Year ending December 2025: \$2,860,000

Comparable Properties



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



32 Norbert St BALWYN 3103 (REI)

Agent Comments

3 1 1

Price: \$3,062,000

Method: Private Sale

Date: 05/02/2026

Property Type: House (Res)

Land Size: 742 sqm approx



23 Bennett St DEEPPDENE 3103 (VG)

Agent Comments

3 - -

Price: \$2,739,900

Method: Sale

Date: 12/12/2025

Property Type: House (Res)

Land Size: 691 sqm approx

Account - Jellis Craig | P: 98305966