

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

5/11 Yarrbat Avenue, Balwyn Vic 3103

Indicative selling price

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

Single price

\$1,550,000

Median sale price

Median price

\$1,462,000

Property Type

Townhouse

Suburb

Balwyn

Period - From

06/03/2025

to

05/03/2026

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	2/65 Talbot Av BALWYN 3103	\$1,527,500	28/02/2026
2	46 Kitchener St DEEPDENE 3103	\$1,550,000	04/12/2025
3	1/28 Power St BALWYN 3103	\$1,580,000	29/11/2025

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:

06/03/2026 10:06

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Indicative Selling Price

\$1,550,000

Median Townhouse Price

06/03/2025 - 05/03/2026: \$1,462,000



3 2 2

Property Type: Townhouse
(Single)

Land Size: 554 sqm approx

Agent Comments

Comparable Properties



2/65 Talbot Av BALWYN 3103 (REI)

Agent Comments

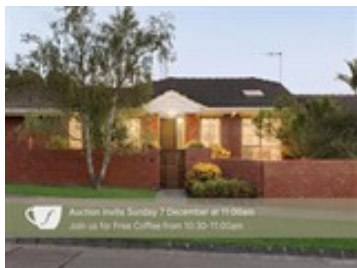
3 2 2

Price: \$1,527,500

Method: Auction Sale

Date: 28/02/2026

Property Type: Townhouse (Res)



46 Kitchener St DEEPDENE 3103 (REI/VG)

Agent Comments

3 1 2

Price: \$1,550,000

Method: Sold Before Auction

Date: 04/12/2025

Property Type: Townhouse (Res)

Land Size: 418 sqm approx



1/28 Power St BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$1,580,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Townhouse (Res)

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