

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

2/40 WINFIELD ROAD BALWYN NORTH VIC 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,082,500

Property type

Unit

Suburb

Balwyn North

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

1/44 RELOWE CRESCENT BALWYN VIC 3103	\$2,241,000	13-Dec-25
1/50 BELGRAVIA AVENUE MONT ALBERT NORTH VIC 3129	\$2,100,000	22-Dec-25

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 6 months.

This Statement of Information was prepared on: 06 March 2026



1/44 RELOWE CRESCENT BALWYN VIC 3103 Sold Price **\$2,241,000** Sold Date **13-Dec-25**

 4  3  2

Distance **0.63km**



1/50 BELGRAVIA AVENUE MONT ALBERT NORTH VIC 3129 Sold Price ^{RS} **\$2,100,000** Sold Date **22-Dec-25**

 4  4  2

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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