

## 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

331/188 WHITEHORSE ROAD BALWYN VIC 3103

### Indicative selling price

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

Single Price

or range  
between

\$380,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$839,000

Property type

Unit

Suburb

Balwyn

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

205/188 WHITEHORSE ROAD BALWYN VIC 3103	\$400,000	08-Feb-26
508/188 WHITEHORSE ROAD BALWYN VIC 3103	\$396,000	28-Jul-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: 19 March 2026


**205/188 WHITEHORSE ROAD  
BALWYN VIC 3103**
 1
  1
  1

 Sold Price **\$400,000** Sold Date **08-Feb-26**

 Distance **0km**

**508/188 WHITEHORSE ROAD  
BALWYN VIC 3103**
 1
  1
  1

 Sold Price **\$396,000** Sold Date **28-Jul-25**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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