

## 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

11 GROSVENOR PARADE 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

\$6,800,000

&

\$7,480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,878,400

Property type

House

Suburb

Balwyn

Period-from

01 Apr 2025

to

31 Mar 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

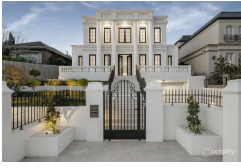
Date of sale

127 MAUD STREET BALWYN NORTH VIC 3104	\$7,185,000	16-Feb-26
15 GREY STREET BALWYN VIC 3103	\$6,400,000	13-Mar-26

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: 21 April 2026



**127 MAUD STREET BALWYN  
NORTH VIC 3104**

6 7 8

Sold Price <sup>RS</sup> **\$7,185,000** Sold Date **16-Feb-26**

Distance **1.28km**



**15 GREY STREET BALWYN VIC  
3103**

6 7 8

Sold Price <sup>RS</sup> **\$6,400,000** <sup>UN</sup> Sold Date **13-Mar-26**

Distance **1.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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