

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

912 Burke Road, Balwyn Vic 3103

Indicative selling price

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

Range between

\$2,200,000

&

\$2,400,000

Median sale price

Median price

\$2,446,000

Property Type

House

Suburb

Balwyn

Period - From

01/07/2025

to

30/09/2025

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	49 Brinsley Rd CAMBERWELL 3124	\$2,410,000	20/09/2025
2	1293 Burke Rd KEW 3101	\$2,110,000	28/06/2025
3	15 Mont Albert Rd CANTERBURY 3126	\$2,500,000	13/06/2025

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:

21/11/2025 15:25



5 3 5

Property Type: House
Land Size: 975 sqm approx
Agent Comments

Indicative Selling Price
 \$2,200,000 - \$2,400,000
Median House Price
 September quarter 2025: \$2,446,000

Comparable Properties



49 Brinsley Rd CAMBERWELL 3124 (REI)

[Agent Comments](#)

4 2 3

Price: \$2,410,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 775 sqm approx



1293 Burke Rd KEW 3101 (REI)

[Agent Comments](#)

3 1 2

Price: \$2,110,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 920 sqm approx



15 Mont Albert Rd CANTERBURY 3126 (VG)

[Agent Comments](#)

4 - -

Price: \$2,500,000
Method: Sale
Date: 13/06/2025
Property Type: House (Res)
Land Size: 975 sqm approx

Account - Buxton Balwyn-Canterbury | P: 03 9006 8977