

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

24 Westminster Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,450,000 Property Type Townhouse Suburb Balwyn

Period - From 24/02/2025 to 23/02/2026 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 Thornton Av SURREY HILLS 3127	\$1,532,000	19/12/2025
2	7a Westminster St BALWYN 3103	\$1,495,000	08/11/2025
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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:

24/02/2026 13:06



Rooms: 4
Property Type: Townhouse
 (Single)
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median Townhouse Price
 24/02/2025 - 23/02/2026: \$1,450,000

Comparable Properties



2 Thornton Av SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$1,532,000
Method: Private Sale
Date: 19/12/2025
Property Type: House
Land Size: 324 sqm approx



7a Westminster St BALWYN 3103 (REI/VG)

Agent Comments



Price: \$1,495,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 460 sqm approx

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.

Account - Jellis Craig | P: 03 9428 3333



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