

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

20 Yandilla Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$2,860,000 Property Type House Suburb Balwyn

Period - From 01/01/2025 to 31/12/2025 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	3 Cumberland Av BALWYN NORTH 3104	\$1,900,000	10/12/2025
2	49 Greythorn Rd BALWYN NORTH 3104	\$1,780,000	03/12/2025
3	257 Balwyn Rd BALWYN NORTH 3104	\$1,950,000	01/11/2025

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.~~

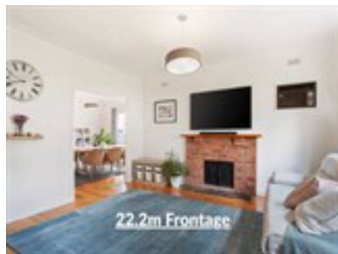
This Statement of Information was prepared on: 23/02/2026 14:50



Property Type:
Divorce/Estate/Family Transfers
Land Size: 728 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
Year ending December 2025: \$2,860,000

Comparable Properties



3 Cumberland Av BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,900,000
Method: Sold Before Auction
Date: 10/12/2025
Property Type: House (Res)
Land Size: 768 sqm approx

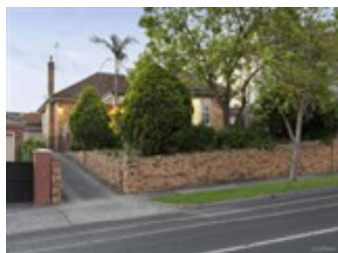


49 Greythorn Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,780,000
Method: Private Sale
Date: 03/12/2025
Property Type: House
Land Size: 970 sqm approx



257 Balwyn Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,950,000
Method: Sold Before Auction
Date: 01/11/2025
Property Type: House (Res)
Land Size: 632 sqm approx

Account - Marshall White | P: 03 9822 9999



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