

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

2 SHRIMPTON COURT BALWYN VIC 3103

Indicative selling price

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

Single Price

or range
between

\$2,450,000

&

\$2,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,864,400

Property type

House

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

2 JUNE AVENUE BALWYN NORTH VIC 3104	\$2,546,000	15-Nov-25
16 DUGGAN STREET BALWYN NORTH VIC 3104	\$2,460,000	04-Oct-25
85 YERRIN STREET BALWYN VIC 3103	\$2,400,000	13-Nov-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: 04 March 2026



2 JUNE AVENUE BALWYN NORTH VIC 3104 Sold Price ^{RS} **\$2,546,000** ^{UN} Sold Date **15-Nov-25**

 4  1  2

Distance **1.1km**



16 DUGGAN STREET BALWYN NORTH VIC 3104 Sold Price **\$2,460,000** Sold Date **04-Oct-25**

 3  2  2

Distance **1.69km**



85 YERRIN STREET BALWYN VIC 3103 Sold Price **\$2,400,000** Sold Date **13-Nov-25**

 3  1  2

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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