

# 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

31 Fitzgerald Street, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,650,000 & \$2,800,000

### 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	58 Empress Rd SURREY HILLS 3127	\$2,880,000	06/12/2025
2	24 Victoria Cr MONT ALBERT 3127	\$2,760,000	31/10/2025
3	59 Rochester Rd BALWYN 3103	\$2,680,000	08/09/2025

**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:

03/03/2026 17:06



**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 658 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,650,000 - \$2,800,000  
**Median House Price**  
 Year ending December 2025: \$2,860,000

## Comparable Properties



**58 Empress Rd SURREY HILLS 3127 (REI)**

Agent Comments



**Price:** \$2,880,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** House (Res)  
**Land Size:** 567 sqm approx



**24 Victoria Cr MONT ALBERT 3127 (REI/VG)**

Agent Comments



**Price:** \$2,760,000  
**Method:** Private Sale  
**Date:** 31/10/2025  
**Property Type:** House  
**Land Size:** 690 sqm approx



**59 Rochester Rd BALWYN 3103 (REI/VG)**

Agent Comments



**Price:** \$2,680,000  
**Method:** Private Sale  
**Date:** 08/09/2025  
**Property Type:** House  
**Land Size:** 598 sqm approx

Account - Marshall White | P: 03 9822 9999



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