

# 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 Ropley Avenue, 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

\$3,150,000

&

\$3,450,000

### Median sale price

Median price

\$2,860,000

Property Type

House

Suburb

Balwyn

Period - From

26/05/2025

to

25/11/2025

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
7 Nott St, Balwyn Vic	\$3,350,000	03/10/2025
18 Wills St, Balwyn Vic	\$3,360,000	28/08/2025
5 Grant Av, Balwyn Vic	\$3,488,000	13/08/2025

This Statement of Information was prepared on:

26/11/2025