

# 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

2/1 Glenluss 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 \$1,500,000 & \$1,650,000

### Median sale price

Median price \$833,500 Property Type Unit 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	2/65 Talbot Av BALWYN 3103	\$1,527,500	28/02/2026
2	2/38 Alpha St BALWYN NORTH 3104	\$1,600,000	15/11/2025
3			

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 13:30



 3  2  2

**Property Type:** Unit  
**Land Size:** 277 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median Unit Price**  
Year ending December 2025: \$833,500

## Comparable Properties



2/65 Talbot Av BALWYN 3103 (REI)

[Agent Comments](#)

 3  2  2

**Price:** \$1,527,500  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** Townhouse (Res)



2/38 Alpha St BALWYN NORTH 3104 (REI)

[Agent Comments](#)

 3  2  2

**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 15/11/2025  
**Property Type:** Unit

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 - Marshall White | P: 03 9822 9999



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