

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

3/5 Boston Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$928,000

Property Type Unit

Suburb Balwyn

Period - From 01/10/2025

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	2/31 Northcote Av BALWYN 3103	\$1,330,000	21/11/2025
2	2/12 Rubens Gr CANTERBURY 3126	\$1,210,000	11/10/2025
3	7/86a Balwyn Rd BALWYN 3103	\$1,300,000	27/09/2025

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:

04/02/2026 11:55

3/5 Boston Road, Balwyn Vic 3103

JellisCraig



 3  2  2

Property Type: Unit

Agent Comments

Richard Winneke

03 9810 5081

0418 136 858

richardwinneke@jelliscraig.com.au

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

December quarter 2025: \$928,000

Comparable Properties



2/31 Northcote Av BALWYN 3103 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,330,000

Method: Sold Before Auction

Date: 21/11/2025

Property Type: Unit

Land Size: 209 sqm approx



2/12 Rubens Gr CANTERBURY 3126 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,210,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Unit



7/86a Balwyn Rd BALWYN 3103 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,300,000

Method: Private Sale

Date: 27/09/2025

Property Type: Unit

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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