

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

1/1108 Burke Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,050,000 & \$1,155,000

Median sale price

Median price \$1,162,500 Property Type Unit Suburb Balwyn North

Period - From 19/01/2025 to 18/01/2026 Source Property Data

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	1/808 High St KEW EAST 3102	\$1,132,500	23/10/2025
2	2/8 Highbury St BALWYN NORTH 3104	\$1,136,000	18/10/2025
3	1/20 Hamilton St KEW EAST 3102	\$1,270,000	11/10/2025

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: 19/01/2026 12:49

1/1108 Burke Road, Balwyn North Vic 3104

JellisCraig

Simon Lord
0407 337 557
simonlord@jelliscraig.com.au



3 2 4

Rooms: 5
Property Type: unit
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median Unit Price
19/01/2025 - 18/01/2026: \$1,162,500

Comparable Properties



1/808 High St KEW EAST 3102 (REI/VG)

Agent Comments

3 1 2

Price: \$1,132,500
Method: Private Sale
Date: 23/10/2025
Property Type: House (Res)



2/8 Highbury St BALWYN NORTH 3104 (REI/VG)

Agent Comments

2 1 2

Price: \$1,136,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Unit
Land Size: 188 sqm approx



1/20 Hamilton St KEW EAST 3102 (REI/VG)

Agent Comments

3 1 2

Price: \$1,270,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Unit

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



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