

# 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 43 Yongala 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 \$3,000,000 & \$3,200,000

### 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 | 34 Hardwicke St BALWYN 3103    | \$3,200,000 | 28/11/2025   |
| 2 | 7 Nott St BALWYN 3103          | \$3,350,000 | 03/10/2025   |
| 3 | 18 Wills St BALWYN 3103        | \$3,360,000 | 28/08/2025   |

**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: 19/02/2026 13:59



**Property Type:** House (Res)  
**Land Size:** 757 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$3,000,000 - \$3,200,000  
**Median House Price**  
 Year ending December 2025: \$2,860,000

## Comparable Properties



**34 Hardwicke St BALWYN 3103 (REI)**

Agent Comments



**Price:** \$3,200,000  
**Method:** Private Sale  
**Date:** 28/11/2025  
**Property Type:** House (Res)



**7 Nott St BALWYN 3103 (REI/VG)**

Agent Comments



**Price:** \$3,350,000  
**Method:** Private Sale  
**Date:** 03/10/2025  
**Property Type:** House (Res)  
**Land Size:** 701 sqm approx



**18 Wills St BALWYN 3103 (REI/VG)**

Agent Comments



**Price:** \$3,360,000  
**Method:** Sold Before Auction  
**Date:** 28/08/2025  
**Property Type:** House (Res)  
**Land Size:** 766 sqm approx

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