

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

14a Burroughs Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,789,000 Property Type House 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	1/268 Belmore Rd BALWYN 3103	\$2,380,000	15/12/2025
2	4/30 Faversham Rd CANTERBURY 3126	\$2,510,000	30/11/2025
3	10 Kaleno Vw BALWYN 3103	\$2,446,000	13/09/2025

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: 10/02/2026 10:21

Elsa Li
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3 2 2

Property Type: Townhouse (Res)

Land Size: 374 sqm approx

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

December quarter 2025: \$2,789,000

Comparable Properties



1/268 Belmore Rd BALWYN 3103 (VG)

Agent Comments

4 - -

Price: \$2,380,000

Method: Sale

Date: 15/12/2025

Property Type: Flat/Unit/Apartment (Res)



4/30 Faversham Rd CANTERBURY 3126 (REI)

Agent Comments

3 2 2

Price: \$2,510,000

Method: Sold Before Auction

Date: 30/11/2025

Property Type: Townhouse (Single)



10 Kaleno Vw BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$2,446,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 339 sqm approx

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



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