

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

144 Winmalee Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$4,500,000

&

\$4,800,000

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	124 Yarrbat Av BALWYN 3103	\$4,500,000	15/10/2025
2			
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:

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Rooms: 10

Property Type: House (Res)

Land Size: 1629 sqm approx

Agent Comments

Indicative Selling Price

\$4,500,000 - \$4,800,000

Median House Price

Year ending December 2025: \$2,860,000

Comparable Properties

124 Yarrbat Av BALWYN 3103 (VG)

Agent Comments



Price: \$4,500,000

Method: Sale

Date: 15/10/2025

Property Type: House (Res)

Land Size: 1050 sqm approx

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.