

# 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

3A Bruce 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 \$3,100,000 & \$3,380,000

### Median sale price

Median price \$2,860,000 Property Type House Suburb Balwyn

Period - From 10/02/2025 to 09/02/2026 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	16 Porter Rd BALWYN 3103	\$3,430,000	29/12/2025
2	9 Kendari Av BALWYN NORTH 3104	\$3,075,000	28/10/2025
3	2a Georgian Ct BALWYN 3103	\$3,300,000	19/09/2025

**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 14:07



5   
 5   
 2

**Rooms:** 6  
**Property Type:** Land  
**Land Size:** 583 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$3,100,000 - \$3,380,000  
**Median House Price**  
 10/02/2025 - 09/02/2026: \$2,860,000

## Comparable Properties



**16 Porter Rd BALWYN 3103 (REI)**

5   
 5   
 2

**Price:** \$3,430,000  
**Method:** Private Sale  
**Date:** 29/12/2025  
**Property Type:** House (Res)

Agent Comments

The block is slightly bigger with 664sqm. But The house is much old and not as nice.



**9 Kendari Av BALWYN NORTH 3104 (REI/VG)**

6   
 3   
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**Price:** \$3,075,000  
**Method:** Private Sale  
**Date:** 28/10/2025  
**Property Type:** House  
**Land Size:** 693 sqm approx

Agent Comments

The block is bigger but the house has less bathrooms and not as nice.



**2a Georgian Ct BALWYN 3103 (REI/VG)**

4   
 2   
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**Price:** \$3,300,000  
**Method:** Private Sale  
**Date:** 19/09/2025  
**Property Type:** House  
**Land Size:** 439 sqm approx

Agent Comments

The block is much smaller and only has two bathrooms but the location is better. However, it's not in Balwyn High School zone.

Account - Marshall White | P: 03 9822 9999