

# 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

66 Banool Road, 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 \$1,800,000 & \$1,980,000

### 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	4 Shrimpton Ct BALWYN 3103	\$1,805,000	20/10/2025
2	16 Iramoo St BALWYN 3103	\$1,950,000	20/09/2025
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:

04/02/2026 11:18



4   2   4

**Property Type:** House  
**Land Size:** 601 sqm approx sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
December quarter 2025: \$2,789,000

## Comparable Properties



**4 Shrimpton Ct BALWYN 3103 (REI/VG)**

3   2   2

**Price:** \$1,805,000  
**Method:** Private Sale  
**Date:** 20/10/2025  
**Property Type:** House (Res)  
**Land Size:** 626 sqm approx

[Agent Comments](#)

Similar period home, slightly larger landsize, within 0.77km from subject property, original condition



**16 Iramoo St BALWYN 3103 (REI/VG)**

3   2   2

**Price:** \$1,950,000  
**Method:** Auction Sale  
**Date:** 20/09/2025  
**Property Type:** House (Res)  
**Land Size:** 402 sqm approx

[Agent Comments](#)

Smaller landsize, later build date, 0.67km from subject property

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.