

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

137/188 WHITEHORSE ROAD BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$478,000

&

\$498,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$828,000

Property type

Unit

Suburb

Balwyn

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

2/10 KING STREET BALWYN VIC 3103	475000	03-Oct-25
1/10 KING STREET BALWYN VIC 3103	500000	11-Dec-25
4/100 BALWYN ROAD BALWYN VIC 3103	500000	19-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 23 February 2026



2/10 KING STREET BALWYN VIC 3103

2 1 1

Sold Price

475000

Sold Date **03-Oct-25**

Distance

1.13km



1/10 KING STREET BALWYN VIC 3103

2 1 1

Sold Price

500000

Sold Date **11-Dec-25**

Distance

1.13km



4/100 BALWYN ROAD BALWYN VIC 3103

2 1 1

Sold Price

^{RS} **500000** ^{UN}

Sold Date **19-Nov-25**

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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