

# 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

8 Ruhbank Avenue, 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

\$3,800,000

&

\$4,000,000

### Median sale price

Median price

\$2,860,000

Property Type

House

Suburb

Balwyn

Period - From

23/08/2025

to

22/02/2026

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
11 Frederick St, Balwyn Vic	\$3,900,000	10/11/2025
32 Nungerner St, Balwyn Vic	\$4,075,000	21/09/2025

This Statement of Information was prepared on:

23/02/2026