

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

1024a Burke Road, Balwyn VIC 3103

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$2,860,000

Property Type

House

Suburb

Balwyn

Period - From

16/08/2025

to

15/02/2026

Source

pdol

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

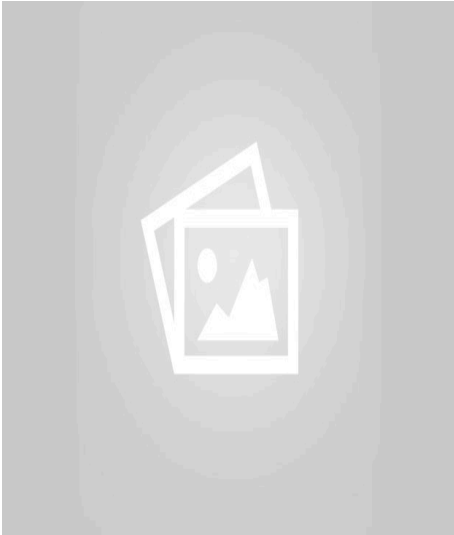
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
1/808 High St, Kew East Vic	\$1,132,500	23/10/2025

This Statement of Information was prepared on:

16/02/2026

1024a Burke Road, Balwyn VIC 3103



 3  2  0

Property Type: House

Daive Lettieri

0388624982

0414 018 707

davide.letteri@marshallwhite.com.au

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

Year ending February 2026: \$2,860,000

Comparable Properties



1/808 High St, Kew East Vic

 3  1  2

Price: \$1,132,500

Method: Private Sale

Date: 23/10/2025

Property Type: House

Land Size:

Account - Marshall White - Hawthorn | P: 98229999