

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

1198 Burke Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,250,000 & \$2,450,000

Median sale price

Median price \$2,355,000 Property Type House Suburb Balwyn North

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	81 Bulleen Rd BALWYN NORTH 3104	\$2,510,000	19/11/2025
2	15 Riverside Av BALWYN NORTH 3104	\$2,430,000	27/10/2025
3	1539 Old Burke Rd KEW EAST 3102	\$2,350,000	01/10/2025

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: 19/02/2026 17:20



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Property Type: House
Land Size: 1071 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,250,000 - \$2,450,000
Median House Price
 December quarter 2025: \$2,355,000

Comparable Properties



81 Bulleen Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 4 2

Price: \$2,510,000
Method: Private Sale
Date: 19/11/2025
Property Type: House (Res)
Land Size: 697 sqm approx



15 Riverside Av BALWYN NORTH 3104 (REI)

Agent Comments

4 3 2

Price: \$2,430,000
Method: Sold Before Auction
Date: 27/10/2025
Property Type: House (Res)



1539 Old Burke Rd KEW EAST 3102 (REI/VG)

Agent Comments

4 2 2

Price: \$2,350,000
Method: Private Sale
Date: 01/10/2025
Property Type: House (Res)
Land Size: 978 sqm approx

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