

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

203/340 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$839,000

Property type

Unit

Suburb

Balwyn

Period-from

01 Mar 2025

to

28 Feb 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

11/47 YERRIN STREET BALWYN VIC 3103	\$560,000	03-Nov-25
244/188 WHITEHORSE ROAD BALWYN VIC 3103	\$550,000	11-Nov-25
2/1 BEVAN STREET BALWYN VIC 3103	\$594,999	01-Dec-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: 12 March 2026



**11/47 YERRIN STREET BALWYN
VIC 3103**

2 1 1

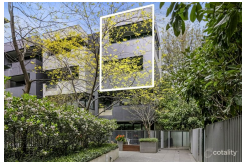
Sold Price

\$560,000

Sold Date **03-Nov-25**

Distance

0.65km



**244/188 WHITEHORSE ROAD
BALWYN VIC 3103**

2 1 1

Sold Price

\$550,000

Sold Date **11-Nov-25**

Distance

0.89km



**2/1 BEVAN STREET BALWYN VIC
3103**

2 1 1

Sold Price

\$594,999

Sold Date **01-Dec-25**

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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