

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

1/40 Winfield Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,850,000 & \$2,030,000

Median sale price

Median price \$2,300,000 Property Type House Suburb Balwyn North

Period - From 01/01/2026 to 31/03/2026 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	41 Silver Leaf Cirt DONCASTER 3108	\$2,002,000	02/04/2026
2	22 Fintonia St BALWYN NORTH 3104	\$1,860,000	28/03/2026
3	9 Manniche Av MONT ALBERT NORTH 3129	\$1,910,000	23/03/2026

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: 13/04/2026 15:08



Property Type: House

Land Size: 377 sqm approx

Agent Comments

Comparable Properties



41 Silver Leaf Cirt DONCASTER 3108 (REI)

Agent Comments



Price: \$2,002,000

Method: Private Sale

Date: 02/04/2026

Property Type: House

Land Size: 423 sqm approx



22 Fintonia St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,860,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 308 sqm approx



9 Manniche Av MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$1,910,000

Method: Private Sale

Date: 23/03/2026

Property Type: House