

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 5/198 Belmore Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,550,000 & \$1,700,000

Median sale price

Median price \$1,580,000 Property Type Townhouse Suburb Balwyn

Period - From 12/05/2025 to 11/05/2026 Source Property Data

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

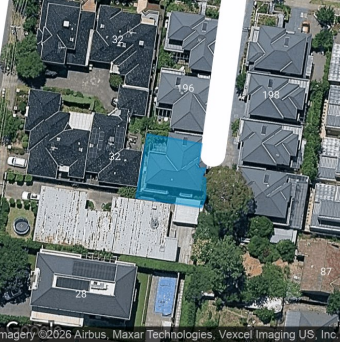
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/1 Dundee St BALWYN 3103	\$1,556,000	28/03/2026
2	3/25 Illawarra Rd BALWYN NORTH 3104	\$1,720,000	02/03/2026
3	1/38 Kenny St BALWYN NORTH 3104	\$1,626,000	17/12/2025

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: 12/05/2026 14:00



 4
  3
  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,700,000

Median Townhouse Price

12/05/2025 - 11/05/2026: \$1,580,000

Comparable Properties



1/1 Dundee St BALWYN 3103 (REI)

Agent Comments

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  3
  2

Price: \$1,556,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)

Land Size: 363 sqm approx



3/25 Illawarra Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$1,720,000

Method: Private Sale

Date: 02/03/2026

Property Type: Townhouse (Res)



1/38 Kenny St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,626,000

Method: Auction Sale

Date: 17/12/2025

Property Type: Townhouse (Res)

Land Size: 260 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800



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