

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

2/27 WEIR STREET 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Balwyn

Period-from

13 Nov 2025

to

13 May 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

2/31 WEIR STREET BALWYN VIC 3103	\$728,000	30-Dec-25
3/12 BRENBEAL STREET BALWYN VIC 3103	\$756,000	10-Dec-25
6/4 RAYNES STREET BALWYN VIC 3103	\$775,000	12-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: 13 May 2026