

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

This statement of information has been prepared according to the guidelines set down by Consumer Affairs Victoria.

Intending purchasers need to be aware that an Owners Corporation and Retirement Village Management Contract apply to this property, which carry certain fees and obligations and need to be taken into account when considering comparable property sale prices.

This property offered for sale may only be of similar structure and size to those shown for comparison purposes.

## Property offered for sale

Address Including suburb and postcode	Unit 14 / 2A Kireep Road, Balwyn, Vic 3103
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## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable) Single

price	\$395,000	or range between		
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## Median sale price

Median price	\$450,000	Property type	Unit	Suburb	Balwyn
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Period - From	16 Dec 25	to	10 June 26	Source	Realestate.com
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## 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
XXXXXXXXXXXXXXXXXXXXXXXXXXXX		
XXXXXXXXXXXXXXXXXXXXXXXXXXXX		
XXXXXXXXXXXXXXXXXXXXXXXXXXXX		

**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:

02/06/2026
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[consumer.vic.gov.au](http://consumer.vic.gov.au)