

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

205/188 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

\$365,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$822,000

Property type

Unit

Suburb

Balwyn

Period-from

21 Jun 2025

to

21 Dec 2025

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

| | | |
|---|-----------|-----------|
| 232/188 WHITEHORSE ROAD BALWYN VIC 3103 | \$395,000 | 01-Dec-25 |
| 305/188 WHITEHORSE ROAD BALWYN VIC 3103 | \$390,000 | 20-Sep-25 |
| 508/188 WHITEHORSE ROAD BALWYN VIC 3103 | \$396,000 | 28-Jul-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: 21 December 2025