

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

2/1 Jurang Street, Balwyn Vic 3103

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$856,000

Property Type

Unit

Suburb

Balwyn

Period - From

01/07/2025

to

30/06/2026

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	1/223 Balwyn Rd BALWYN NORTH 3104	\$825,000	22/04/2026
2	5/29-31 York St SURREY HILLS 3127	\$872,500	13/04/2026
3	4/34 Yerrin St BALWYN 3103	\$838,000	14/02/2026

OR

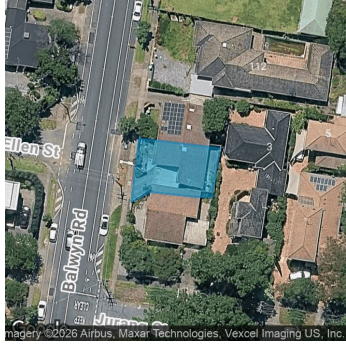
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

21/07/2026 10:29

2/1 Jurang Street, Balwyn Vic 3103

Wendy Zhou
0420 824 677
wendy@heavyside.co



2 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

Year ending June 2026: \$856,000

Comparable Properties



1/223 Balwyn Rd BALWYN NORTH 3104 (REI)

Agent Comments

2 1 1

Price: \$825,000

Method: Private Sale

Date: 22/04/2026

Property Type: Unit



5/29-31 York St SURREY HILLS 3127 (REI)

Agent Comments

2 1 2

Price: \$872,500

Method: Private Sale

Date: 13/04/2026

Property Type: Unit



4/34 Yerrin St BALWYN 3103 (REI/IG)

Agent Comments

2 1 1

Price: \$838,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Unit

Account - Heavyside



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