Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 19/11/2026

Property offered for sale

Address
Including suburb and postcode: 2b Narrak Road, Balwyn Vic 3103

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Unit	2	1	2	92	N/A

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $885,000 or Range between: _____ & _____

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $850,000 Property type: Unit Suburb: Balwyn

Period: from 19/11/2025 to 18/11/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	4/95 Balwyn Rd BALWYN 3103		
Sale price	$850,000	Date of sale	20/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Unit	2	1	1	N/A	N/A

Comparable property 2

Address	3/49 Wandsworth Rd SURREY HILLS 3127		
Sale price	$900,000	Date of sale	06/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Unit	2	1	2	N/A	N/A

Comparable property 3

Address	2/1 Jurang St BALWYN 3103		
Sale price	$820,000	Date of sale	14/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Unit	2	1	2	N/A	215

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

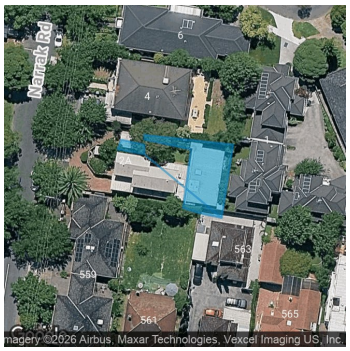
The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=39cd6777d06e310863775c5eff3a2de8

2b Narrak Road, Balwyn Vic 3103

Paige Heavyside
9470 3390
0435889545
paige@heavyside.co



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$885,000
Median Unit Price
19/11/2025 - 18/11/2026: $850,000

Comparable Properties

4/95 Balwyn Rd BALWYN 3103 (REI)

2 1 1

Price: $850,000
Method:
Date: 20/06/2026
Property Type: Unit

Agent Comments

3/49 Wandsworth Rd SURREY HILLS 3127 (REI)

2 1 2

Price: $900,000
Method:
Date: 06/06/2026
Property Type: Unit

Agent Comments



2/1 Jurang St BALWYN 3103 (REI)

2 1 2

Price: $820,000
Method: Sold Before Auction
Date: 14/09/2026
Property Type: Unit
Land Size: 215 sqm approx

Agent Comments

Account - Heavyside

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