

## 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

45 CITYVIEW ROAD BALWYN NORTH VIC 3104

### 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

or range  
between

\$2,200,000

&

\$2,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,302,500

Property type

House

Suburb

Balwyn North

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

41 PANORAMIC ROAD BALWYN NORTH VIC 3104	\$2,450,000	24-Sep-24
18 CITYVIEW ROAD BALWYN NORTH VIC 3104	\$2,310,000	09-Nov-24
18 MOUNTAIN VIEW ROAD BALWYN NORTH VIC 3104	\$2,565,000	25-Nov-24

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: 07 February 2025



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41 PANORAMIC ROAD BALWYN NORTH VIC 3104

2 1 -

Sold Price \$2,450,000 Sold Date 24-Sep-24

Distance 0.11km



18 CITYVIEW ROAD BALWYN NORTH VIC 3104

4 2 2

Sold Price <sup>RS</sup>\$2,310,000 <sup>UN</sup> Sold Date 09-Nov-24

Distance 0.3km



18 MOUNTAIN VIEW ROAD BALWYN NORTH VIC 3104

5 2 2

Sold Price <sup>RS</sup>\$2,565,000 Sold Date 25-Nov-24

Distance 0.33km

RS = Recent sale

UN = Undisclosed Sale

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