

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

5 Hillview Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$2,142,500

Property Type House

Suburb Balwyn North

Period - From 01/07/2024

to 30/09/2024

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	34 Gardenia Rd BALWYN NORTH 3104	\$1,600,000	27/06/2024
2			
3			

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:

19/12/2024 17:21

5 Hillview Road, Balwyn North Vic 3104

Wendy Zhou
0420 824 677
wendy@heavyside.co



 3  1  2

Property Type: House (Res)
Land Size: 598 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
September quarter 2024: \$2,142,500

Comparable Properties



34 Gardenia Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,600,000
Method: Private Sale
Date: 27/06/2024
Property Type: House (Res)
Land Size: 588 sqm approx

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.

Account - Heavyside



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