

# 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

51 Longview Road, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$4,800,000

&

\$5,280,000

### Median sale price

Median price \$2,448,000

Property Type House

Suburb Balwyn North

Period - From 01/04/2024

to 30/06/2024

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	89 Maud St BALWYN NORTH 3104	\$5,200,000	12/04/2024
2	28 Mcshane St BALWYN NORTH 3104	\$4,900,000	02/04/2024
3	30 Illawarra Rd BALWYN NORTH 3104	\$5,026,000	15/03/2024

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:

10/09/2024 20:49

Annabelle Feng  
8888 2000  
0409 384 144  
afeng@rtedgar.com.au



 5  5  4

**Property Type:** House  
**Land Size:** 655 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$4,800,000 - \$5,280,000  
**Median House Price**  
June quarter 2024: \$2,448,000

## Comparable Properties



**89 Maud St BALWYN NORTH 3104 (REI/VG)** **Agent Comments**

 5  5  4

**Price:** \$5,200,000  
**Method:** Private Sale  
**Date:** 12/04/2024  
**Property Type:** House  
**Land Size:** 652 sqm approx



**28 Mcshane St BALWYN NORTH 3104 (REI)** **Agent Comments**

 5  4  2

**Price:** \$4,900,000  
**Method:** Expression of Interest  
**Date:** 02/04/2024  
**Property Type:** House (Res)  
**Land Size:** 881 sqm approx



**30 Illawarra Rd BALWYN NORTH 3104 (REI/VG)** **Agent Comments**

 5  5  3

**Price:** \$5,026,000  
**Method:** Private Sale  
**Date:** 15/03/2024  
**Property Type:** House  
**Land Size:** 720 sqm approx

**Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088**