

# 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

73 Hill 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)

Range between \$1,900,000 & \$2,090,000

### Median sale price

Median price \$2,325,000 Property Type House Suburb Balwyn North

Period - From 25/02/2024 to 24/02/2025 Source Property Data

### 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	62 Hill Rd BALWYN NORTH 3104	\$1,840,000	01/12/2024
2	64 Hill Rd BALWYN NORTH 3104	\$1,992,500	15/09/2024
3	97 Hill Rd BALWYN NORTH 3104	\$2,020,000	26/08/2024

**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:

25/02/2025 16:46



**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 732 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,900,000 - \$2,090,000  
**Median House Price**  
25/02/2024 - 24/02/2025: \$2,325,000

## Comparable Properties



**62 Hill Rd BALWYN NORTH 3104 (VG)**

**Agent Comments**



**Price:** \$1,840,000  
**Method:** Sale  
**Date:** 01/12/2024  
**Property Type:** House (Res)  
**Land Size:** 659 sqm approx



**64 Hill Rd BALWYN NORTH 3104 (REI/VG)**

**Agent Comments**



**Price:** \$1,992,500  
**Method:** Auction Sale  
**Date:** 15/09/2024  
**Property Type:** House (Res)  
**Land Size:** 659 sqm approx



**97 Hill Rd BALWYN NORTH 3104 (REI/VG)**

**Agent Comments**



**Price:** \$2,020,000  
**Method:** Private Sale  
**Date:** 26/08/2024  
**Property Type:** House (Res)  
**Land Size:** 715 sqm approx

**Account - Ray White Oakleigh** | P: 03 9568 2000 | F: 03 9568 2222