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	73 Hill Road, Balwyn North Vic 3104
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$2,325,000	Pro	perty 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

Add	dress 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 comparableproperties 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





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





Property Type: House (Res) Land Size: 732 sqm approx

Agent Comments



Comparable Properties

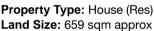
62 Hill Rd BALWYN NORTH 3104 (VG)

Price: \$1,840,000

Method: Sale Date: 01/12/2024

Property Type: House (Res)

Agent Comments





64 Hill Rd BALWYN NORTH 3104 (REI/VG)

Price: \$1,992,500 Method: Auction Sale Date: 15/09/2024

Property Type: House (Res) Land Size: 659 sqm approx Agent Comments



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



