

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

1 Viewhill Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$3,550,000 & \$3,650,000

Median sale price

Median price \$2,180,000 Property Type House Suburb Balwyn North

Period - From 01/04/2025 to 30/06/2025 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	1a Viewhill Rd BALWYN NORTH 3104	\$2,950,000	17/06/2025
2	76 Panoramic Rd BALWYN NORTH 3104	\$3,930,000	25/03/2025
3	9 Tudor Ct BALWYN NORTH 3104	\$3,650,000	22/02/2025

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:

08/07/2025 13:46



 5  4  2

Property Type: House
Land Size: 599 sqm approx
Agent Comments

Indicative Selling Price
\$3,550,000 - \$3,650,000
Median House Price
June quarter 2025: \$2,180,000

Comparable Properties

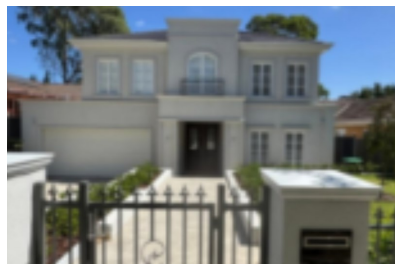


1a Viewhill Rd BALWYN NORTH 3104 (REI)

Agent Comments

 5  5  2

Price: \$2,950,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 504 sqm approx



76 Panoramic Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

 5  4  2

Price: \$3,930,000
Method: Private Sale
Date: 25/03/2025
Property Type: House (Res)
Land Size: 664 sqm approx



9 Tudor Ct BALWYN NORTH 3104 (REI/VG)

Agent Comments

 5  5  2

Price: \$3,650,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Account - Barry Plant | P: 03 9842 8888