

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

106 Cityview Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$2,260,000

Property Type House

Suburb Balwyn North

Period - From 01/07/2024

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	391 Balwyn Rd BALWYN NORTH 3104	\$2,220,000	06/09/2025
2	3 Riverview Rd BALWYN NORTH 3104	\$2,120,000	29/03/2025
3	87 Longview Rd BALWYN NORTH 3104	\$2,180,000	20/03/2025

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:

17/09/2025 14:33

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Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

Year ending June 2025: \$2,260,000



 4  3  2

Property Type: House (Res)

Land Size: 730 sqm approx

Agent Comments

Comparable Properties



391 Balwyn Rd BALWYN NORTH 3104 (REI)

Agent Comments

 4  2  2

Price: \$2,220,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 702 sqm approx



3 Riverview Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

 3  2  3

Price: \$2,120,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 821 sqm approx



87 Longview Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

 3  1  2

Price: \$2,180,000

Method: Sold Before Auction

Date: 20/03/2025

Property Type: House (Res)

Land Size: 664 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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