

# 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

14 Mountain View 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 \$2,000,000 & \$2,200,000

### Median sale price

Median price \$2,319,400 Property Type House Suburb Balwyn North

Period - From 01/01/2025 to 31/12/2025 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	78 Longview Rd BALWYN NORTH 3104	\$2,250,000	06/12/2025
2	15 Minerva Av BALWYN NORTH 3104	\$2,000,000	29/11/2025
3	11 Longview Rd BALWYN NORTH 3104	\$2,510,000	15/11/2025

**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: 03/02/2026 09:51

14 Mountain View Road, Balwyn North Vic 3104

Tim Heavyside  
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0403020404  
tim@heavyside.co



 3  1 

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
Year ending December 2025: \$2,319,400

## Comparable Properties



**78 Longview Rd BALWYN NORTH 3104 (REI)**

[Agent Comments](#)

 4  2  2

**Price:** \$2,250,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** House (Res)  
**Land Size:** 713 sqm approx



**15 Minerva Av BALWYN NORTH 3104 (REI)**

[Agent Comments](#)

 4  2  3

**Price:** \$2,000,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 653 sqm approx



**11 Longview Rd BALWYN NORTH 3104 (REI)**

[Agent Comments](#)

 3  1  3

**Price:** \$2,510,000  
**Method:** Auction Sale  
**Date:** 15/11/2025  
**Property Type:** House (Res)  
**Land Size:** 664 sqm approx

**Account - Heavyside**



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