Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

140 Mountain View Road, Balwyn North Vic 3104

Indicative selling price

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

Range between	\$1,600,000	&	\$1,700,000
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Median sale price

Median price	\$2,300,000	Pro	perty Type	House		Suburb	Balwyn North
Period - From	15/11/2024	to	14/11/2025	S	ource	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	32 Kawarren St BALWYN NORTH 3104	\$1,950,000	24/08/2025
2	18 Columba St BALWYN NORTH 3104	\$1,820,000	02/08/2025
3	150 Mountain View Rd BALWYN NORTH 3104	\$1,850,000	25/06/2025

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:	15/11/2025 17:43









Property Type: House Land Size: 621 sqm approx

Agent Comments

Indicative Selling Price \$1,600,000 - \$1,700,000 **Median House Price** 15/11/2024 - 14/11/2025: \$2,300,000

Comparable Properties



32 Kawarren St BALWYN NORTH 3104 (REI/VG)

Agent Comments

Price: \$1,950,000 Method: Private Sale Date: 24/08/2025 Property Type: House Land Size: 674 sqm approx



18 Columba St BALWYN NORTH 3104 (REI)

Agent Comments

Price: \$1,820,000 Method: Auction Sale Date: 02/08/2025

Property Type: House (Res) Land Size: 697 sqm approx



150 Mountain View Rd BALWYN NORTH 3104 (VG)

Price: \$1,850,000 Method: Sale Date: 25/06/2025

Property Type: House (Res) Land Size: 630 sqm approx Agent Comments

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481





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