

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

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

Median sale price

Median price \$2,300,000

Property Type House

Suburb Balwyn North

Period - From 15/11/2024

to

14/11/2025

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	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 comparable properties 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



4 2 2

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

4 2 2

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

3 1 1

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)

Agent Comments

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Price: \$1,850,000
Method: Sale
Date: 25/06/2025
Property Type: House (Res)
Land Size: 630 sqm approx