

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

92 Hill Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$3,600,000

&

\$3,960,000

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	52 Cityview Rd BALWYN NORTH 3104	\$3,720,000	14/06/2025
2	71 The Boulevard BALWYN NORTH 3104	\$3,920,000	02/06/2025
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:

23/07/2025 11:38

Annabelle Feng
8888 2000
0409 384 144
afeng@rtedgar.com.au

Indicative Selling Price
\$3,600,000 - \$3,960,000

Median House Price
Year ending June 2025: \$2,260,000



5 5 2

Property Type: House (Res)
Land Size: 655 sqm approx
Agent Comments

Comparable Properties



52 Cityview Rd BALWYN NORTH 3104 (REI)

Agent Comments

4 1 3

Price: \$3,720,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House
Land Size: 1328 sqm approx



71 The Boulevard BALWYN NORTH 3104 (REI)

Agent Comments

5 5 2

Price: \$3,920,000
Method: Private Sale
Date: 02/06/2025
Property Type: House
Land Size: 836 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 - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088