

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

10 Hillview Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$2,350,000

Property Type House

Suburb Balwyn North

Period - From 28/04/2025

to

27/04/2026

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	140 Mountain View Rd BALWYN NORTH 3104	\$1,580,000	20/04/2026
2			
3			

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:

28/04/2026 13:11

10 Hillview Road, Balwyn North Vic 3104

JellisCraig



3 2 2

Property Type: House
Land Size: 663 sqm approx
Agent Comments

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Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
28/04/2025 - 27/04/2026: \$2,350,000

Comparable Properties



140 Mountain View Rd BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$1,580,000
Method: Private Sale
Date: 20/04/2026
Property Type: House
Land Size: 622 sqm approx

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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