

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 Viewhill Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$3,200,000

&

\$3,500,000

Median sale price

Median price \$2,300,000

Property Type House

Suburb Balwyn North

Period - From 05/03/2025

to

04/03/2026

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	16 Porter Rd BALWYN 3103	\$3,430,000	29/12/2025
2	9 Hatfield St BALWYN NORTH 3104	\$3,380,000	15/10/2025
3	7 Nott St BALWYN 3103	\$3,350,000	03/10/2025

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:

05/03/2026 11:29

10 Viewhill Road, Balwyn North Vic 3104

JellisCraig

Jerry Lin
0416 062 668
JerryLin@jelliscraig.com.au



6 4 2

Rooms: 9
Property Type: House
Land Size: 619 sqm approx
Agent Comments

Indicative Selling Price
\$3,200,000 - \$3,500,000
Median House Price
05/03/2025 - 04/03/2026: \$2,300,000

Comparable Properties



16 Porter Rd BALWYN 3103 (REI)

Agent Comments

5 5 2

Price: \$3,430,000
Method: Private Sale
Date: 29/12/2025
Property Type: House (Res)



9 Hatfield St BALWYN NORTH 3104 (REI/VG)

Agent Comments

5 3 2

Price: \$3,380,000
Method: Sold Before Auction
Date: 15/10/2025
Property Type: House (Res)
Land Size: 808 sqm approx



7 Nott St BALWYN 3103 (REI/VG)

Agent Comments

4 3 4

Price: \$3,350,000
Method: Private Sale
Date: 03/10/2025
Property Type: House (Res)
Land Size: 701 sqm approx

Account - Jellis Craig | P: 98305966



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