

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

27 Viewhill Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$2,355,000

Property Type House

Suburb Balwyn North

Period - From 01/10/2025

to 31/12/2025

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	11 Longview Rd BALWYN NORTH 3104	\$2,510,000	15/11/2025
2	12 Sweyn St BALWYN NORTH 3104	\$2,766,000	09/11/2025
3	26a Walnut Rd BALWYN NORTH 3104	\$2,880,000	21/10/2025

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:

19/03/2026 21:04

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Indicative Selling Price
\$2,500,000 - \$2,750,000

Median House Price
December quarter 2025: \$2,355,000



4 2 4

Property Type: House (Res)
Agent Comments

Comparable Properties



11 Longview Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 1 3

Price: \$2,510,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 664 sqm approx



12 Sweyn St BALWYN NORTH 3104 (REI/VG)

Agent Comments

5 2 4

Price: \$2,766,000
Method: Private Sale
Date: 09/11/2025
Property Type: House
Land Size: 665 sqm approx



26a Walnut Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

5 2 2

Price: \$2,880,000
Method: Sold Before Auction
Date: 21/10/2025
Property Type: House (Res)
Land Size: 653 sqm approx