

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

52 Cityview Road, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$3,700,000

&

\$4,070,000

Median sale price

Median price

\$2,394,444

Property Type

House

Suburb

Balwyn North

Period - From

01/01/2025

to

31/03/2025

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	88 Panoramic Rd BALWYN NORTH 3104	\$3,900,000	01/03/2025
2	16 Chelmsford St BALWYN NORTH 3104	\$3,500,000	16/02/2025
3	15 Harrington Av BALWYN NORTH 3104	\$3,580,000	06/12/2024

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:

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Indicative Selling Price

\$3,700,000 - \$4,070,000

Median House Price

March quarter 2025: \$2,394,444



4 2 2

Property Type: House
Land Size: 1328 sqm approx
Agent Comments
Elegant Home on 2 separate titles -1328sqm (approx.)

Comparable Properties



88 Panoramic Rd BALWYN NORTH 3104 (REI)

Agent Comments

5 5 2

Price: \$3,900,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 657 sqm approx



16 Chelmsford St BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 2 6

Price: \$3,500,000
Method: Sold Before Auction
Date: 16/02/2025
Property Type: House (Res)
Land Size: 1010 sqm approx



15 Harrington Av BALWYN NORTH 3104 (REI/VG)

Agent Comments

7 4 2

Price: \$3,580,000
Method: Private Sale
Date: 06/12/2024
Property Type: House
Land Size: 1035 sqm approx

Account - Marshall White | P: 03 9822 9999