

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

91 Longview Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$5,800,000 & \$6,200,000

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	13 Bernard St BALWYN NORTH 3104	\$5,950,000	31/10/2025
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.~~

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Perry Zhou
9810 5000
0474 774 774

PerryZhou@jellisrcraig.com.au

Indicative Selling Price

\$5,800,000 - \$6,200,000

Median House Price

December quarter 2025: \$2,355,000



5 5 4

Property Type: House
Land Size: 664 sqm approx
Agent Comments

Comparable Properties



13 Bernard St BALWYN NORTH 3104 (REI/VG)

Agent Comments

6 6 5

Price: \$5,950,000
Method: Private Sale
Date: 31/10/2025
Property Type: House
Land Size: 750 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.