

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 89 Mountain View Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$4,200,000 & \$4,600,000

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	47 Sylvander St BALWYN NORTH 3104	\$4,360,000	04/03/2026
2	108 Cityview Rd BALWYN NORTH 3104	\$4,250,000	14/02/2026
3	5 Vicars St BALWYN NORTH 3104	\$4,540,000	06/10/2025

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: 06/03/2026 08:10



Property Type: House (Res)

Land Size: 905 sqm approx

Agent Comments

Comparable Properties



47 Sylvander St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$4,360,000

Method: Private Sale

Date: 04/03/2026

Property Type: House

Land Size: 627 sqm approx



108 Cityview Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$4,250,000

Method: Expression of Interest

Date: 14/02/2026

Property Type: House (Res)

Land Size: 730 sqm approx



5 Vicars St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$4,540,000

Method: Expression of Interest

Date: 06/10/2025

Property Type: House (Res)

Land Size: 747 sqm approx