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 $2,400,000 & $2,550,000

Median sale price

Median price $2,300,000 Property Type House Suburb Balwyn North

Period - From 01/01/2026 to 31/03/2026 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	24 Sunburst Av BALWYN NORTH 3104	$2,400,000	13/04/2026
2	22 Dight Av BALWYN NORTH 3104	$2,536,000	31/03/2026
3	1 Tormey St BALWYN NORTH 3104	$2,440,000	21/03/2026

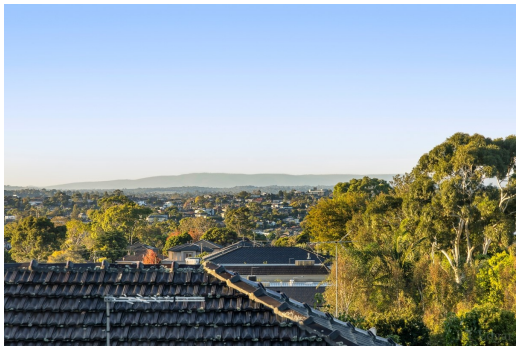
OR

~~**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: 03/05/2026 08:23

27 Viewhill Road, Balwyn North Vic 3104

Annabelle Feng
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4 2 2

Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,550,000
Median House Price
March quarter 2026: $2,300,000

Comparable Properties



24 Sunburst Av BALWYN NORTH 3104 (REI)

4 3 3

Price: $2,400,000
Method: Private Sale
Date: 13/04/2026
Property Type: House
Land Size: 637 sqm approx

Agent Comments



22 Dight Av BALWYN NORTH 3104 (REI)

3 2 4

Price: $2,536,000
Method: Private Sale
Date: 31/03/2026
Property Type: House
Land Size: 629 sqm approx

Agent Comments



1 Tormey St BALWYN NORTH 3104 (REI)

4 2 2

Price: $2,440,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 653 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 88882000

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