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	118 Hill Road, Balwyn North Vic 3104

Indicative selling price

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

Single price $2,250,000

Median sale price

Median price $2,371,000 Property Type House Suburb Balwyn North

Period - From 01/01/2023 to 31/12/2023 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	342 Balwyn Rd BALWYN NORTH 3104	$2,250,000	19/09/2023
2	44 Sunburst Av BALWYN NORTH 3104	$2,230,000	22/02/2024
3	3 Larbert Av BALWYN NORTH 3104	$2,200,000	24/02/2024

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: 03/03/2024 14:28

118 Hill Road, Balwyn North Vic 3104



3 1 2

Rooms: 6
Property Type: House (Res)
Land Size: 849sqm sqm approx

Agent Comments

Indicative Selling Price
$2,250,000
Median House Price
Year ending December 2023: $2,371,000

Comparable Properties



342 Balwyn Rd BALWYN NORTH 3104 (REI/VG)

3 2 4

Price: $2,250,000
Method: Private Sale
Date: 19/09/2023
Property Type: House
Land Size: 641 sqm approx

Agent Comments



44 Sunburst Av BALWYN NORTH 3104 (REI)

4 2 3

Price: $2,230,000
Method: Private Sale
Date: 22/02/2024
Property Type: House
Land Size: 731 sqm approx

Agent Comments



3 Larbert Av BALWYN NORTH 3104 (REI)

5 2 2

Price: $2,200,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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