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	16 Viewpoint Road, Balwyn North Vic 3104

Indicative selling price

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

Range between $2,200,000 & $2,400,000

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	8 Bernard St BALWYN NORTH 3104	$2,374,000	22/12/2023
2	468 Balwyn Rd BALWYN NORTH 3104	$2,318,000	18/02/2024
3	81 Panoramic Rd BALWYN NORTH 3104	$2,298,000	25/10/2023

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: 12/03/2024 09:27

16 Viewpoint Road, Balwyn North Vic 3104

Patrick Dennis
9810 5000
0409 321 159
patrickdennis@jelliscraig.com.au



5 3 4

Rooms: 10
Property Type: House
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
Year ending December 2023: $2,371,000

Comparable Properties



8 Bernard St BALWYN NORTH 3104 (REI)

4 3 2

Price: $2,374,000
Method: Private Sale
Date: 22/12/2023
Property Type: House

Agent Comments



468 Balwyn Rd BALWYN NORTH 3104 (REI)

4 3 2

Price: $2,318,000
Method: Auction Sale
Date: 18/02/2024
Property Type: House (Res)
Land Size: 611 sqm approx

Agent Comments



81 Panoramic Rd BALWYN NORTH 3104 (REI/VG)

4 2 2

Price: $2,298,000
Method: Auction Sale
Date: 25/10/2023
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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