

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

120 Hill Road, Balwyn North Vic 3104

Indicative selling price

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

Single price

\$2,580,000

Median sale price

Median price

\$2,305,000

Property Type

House

Suburb

Balwyn North

Period - From

25/03/2024

to

24/03/2025

Source

Property Data

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	46 Panoramic Rd BALWYN NORTH 3104	\$2,640,000	20/03/2025
2	149 Maud St BALWYN NORTH 3104	\$2,702,000	30/11/2024
3	5 Kenny St BALWYN NORTH 3104	\$2,642,000	30/10/2024

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:

25/03/2025 17:03



 4  2  2

Property Type: House

Land Size: 718 sqm approx

Agent Comments

Comparable Properties



46 Panoramic Rd BALWYN NORTH 3104 (REI)

Agent Comments

 5  3  1

Price: \$2,640,000

Method: Sold Before Auction

Date: 20/03/2025

Property Type: House (Res)

Land Size: 665 sqm approx



149 Maud St BALWYN NORTH 3104 (REI)

Agent Comments

 4  2  2

Price: \$2,702,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)

Land Size: 724 sqm approx



5 Kenny St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 4  2  4

Price: \$2,642,000

Method: Expression of Interest

Date: 30/10/2024

Property Type: House (Res)

Land Size: 906 sqm approx