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	96 Cityview Road, Balwyn North Vic 3104

Indicative selling price

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

Single price $2,450,000

Median sale price

Median price $2,260,000 Property Type House Suburb Balwyn North

Period - From 01/07/2024 to 30/06/2025 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	24 Illawarra Rd BALWYN NORTH 3104	$2,511,000	13/09/2025
2	46 Mountain View Rd BALWYN NORTH 3104	$2,580,000	26/08/2025
3	20 Carrington St BALWYN NORTH 3104	$2,500,000	22/08/2025

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: 24/09/2025 13:42

96 Cityview Road, Balwyn North Vic 3104



4 1 3

Rooms: 7
Property Type: House
Land Size: 668 sqm approx

Agent Comments

Indicative Selling Price
$2,450,000
Median House Price
Year ending June 2025: $2,260,000

Comparable Properties



24 Illawarra Rd BALWYN NORTH 3104 (REI)

4 2 2

Price: $2,511,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 719 sqm approx

Agent Comments



46 Mountain View Rd BALWYN NORTH 3104 (REI)

4 - 2

Price: $2,580,000
Method: Private Sale
Date: 26/08/2025
Property Type: House (Res)

Agent Comments



20 Carrington St BALWYN NORTH 3104 (REI)

4 2 3

Price: $2,500,000
Method: Sold Before Auction
Date: 22/08/2025
Property Type: House (Res)
Land Size: 683 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

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