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: 78 Longview Road, Balwyn North Vic 3104

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $2,240,000 Property Type House Suburb Balwyn North

Period - From 01/10/2024 to 30/09/2025 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	72 Viewhill Rd BALWYN NORTH 3104	$2,100,000	16/10/2025
2	21 Nevada St BALWYN NORTH 3104	$2,240,000	11/10/2025
3	13 Macedon Av BALWYN NORTH 3104	$2,350,000	17/05/2025

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: 29/10/2025 13:17



4 2 2

Rooms: 6
Property Type: House
Land Size: 713 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
Year ending September 2025: $2,240,000

Comparable Properties



72 Viewhill Rd BALWYN NORTH 3104 (REI)

3 1 1

Price: $2,100,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: House (Res)
Land Size: 726 sqm approx

Agent Comments



21 Nevada St BALWYN NORTH 3104 (REI)

4 2 2

Price: $2,240,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 703 sqm approx

Agent Comments



13 Macedon Av BALWYN NORTH 3104 (REI/VG)

3 2 2

Price: $2,350,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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