

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

95 Mountain View Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$3,980,000 & \$4,280,000

Median sale price

Median price \$2,088,000 Property Type House Suburb Balwyn North

Period - From 01/04/2026 to 30/06/2026 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	59 Aylmer St BALWYN NORTH 3104	\$4,180,000	08/07/2026
2	7 Sunburst Av BALWYN NORTH 3104	\$3,998,000	04/06/2026
3	16 Bolinda Rd BALWYN NORTH 3104	\$4,250,000	11/05/2026

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:

31/08/2026 21:14



 5  5  2

Property Type: House
Land Size: 645 sqm approx
Agent Comments

Indicative Selling Price
\$3,980,000 - \$4,280,000
Median House Price
June quarter 2026: \$2,088,000

Comparable Properties



59 Aylmer St BALWYN NORTH 3104 (REI)

Agent Comments

 5  5  2

Price: \$4,180,000
Method: Private Sale
Date: 08/07/2026
Property Type: House



7 Sunburst Av BALWYN NORTH 3104 (REI)

Agent Comments

 5  5  3

Price: \$3,998,000
Method: Private Sale
Date: 04/06/2026
Property Type: House (Res)
Land Size: 675 sqm approx

16 Bolinda Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

 5  5  2

Price: \$4,250,000
Method: Sold Before Auction
Date: 11/05/2026
Property Type: House
Land Size: 742 sqm approx

Account - McGrath Box Hill | P: 03 8843 0200



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