

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 \$4,180,000 & \$4,580,000

Median sale price

Median price \$2,310,000 Property Type House Suburb Balwyn North

Period - From 12/05/2025 to 11/05/2026 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	17 Stroma Av BALWYN NORTH 3104	\$4,400,000	11/04/2026
2	97 Panoramic Rd BALWYN NORTH 3104	\$4,460,000	18/03/2026
3	47 Sylvander St BALWYN NORTH 3104	\$4,360,000	04/03/2026

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: 12/05/2026 14:28



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

Indicative Selling Price
 \$4,180,000 - \$4,580,000
Median House Price
 12/05/2025 - 11/05/2026: \$2,310,000

Comparable Properties



17 Stroma Av BALWYN NORTH 3104 (REI)

Agent Comments

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Price: \$4,400,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 736 sqm approx



97 Panoramic Rd BALWYN NORTH 3104 (REI)

Agent Comments

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Price: \$4,460,000
Method: Private Sale
Date: 18/03/2026
Property Type: House (Res)
Land Size: 693 sqm approx



47 Sylvander St BALWYN NORTH 3104 (REI/VG)

Agent Comments

5 5 2

Price: \$4,360,000
Method: Private Sale
Date: 04/03/2026
Property Type: House (Res)
Land Size: 627 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800