

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

2 Cityview Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$3,900,000

&

\$4,290,000

Median sale price

Median price \$2,250,000

Property Type House

Suburb Balwyn North

Period - From 17/08/2025

to

16/08/2026

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	7 Sunburst Av BALWYN NORTH 3104	\$3,998,000	04/06/2026
2	19 Head St BALWYN 3103	\$4,108,000	14/03/2026
3	7 Monash Av BALWYN 3103	\$3,950,000	24/02/2026

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:

17/08/2026 10:35



5 4 2

Property Type: House (Res)

Land Size: 615 sqm approx

Agent Comments

Indicative Selling Price

\$3,900,000 - \$4,290,000

Median House Price

17/08/2025 - 16/08/2026: \$2,250,000

Comparable Properties



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



19 Head St BALWYN 3103 (REI/VG)

Agent Comments

5 4 3

Price: \$4,108,000

Method: Expression of Interest

Date: 14/03/2026

Property Type: House (Res)

Land Size: 674 sqm approx



7 Monash Av BALWYN 3103 (REI/VG)

Agent Comments

5 2 2

Price: \$3,950,000

Method: Sold Before Auction

Date: 24/02/2026

Property Type: House (Res)

Land Size: 662 sqm approx

Account - Kay & Burton (Flinders) | P: 03 5989 1000 | F: 03 5989 0171