

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

50 Hill Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,290,000

&

\$2,390,000

Median sale price

Median price \$2,350,000

Property Type House

Suburb Balwyn North

Period - From 21/02/2025

to

20/02/2026

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	23 Kaleno Vw BALWYN 3103	\$2,205,000	13/12/2025
2	78 Longview Rd BALWYN NORTH 3104	\$2,250,000	06/12/2025
3	8 Moody St BALWYN NORTH 3104	\$2,465,000	28/11/2025

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:

21/02/2026 19:19



 4  3  2

Property Type: House
Land Size: 657 sqm approx
Agent Comments

Indicative Selling Price
\$2,290,000 - \$2,390,000
Median House Price
21/02/2025 - 20/02/2026: \$2,350,000

Comparable Properties



23 Kaleno Vw BALWYN 3103 (REI)

Agent Comments

 4  2  2

Price: \$2,205,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)



78 Longview Rd BALWYN NORTH 3104 (REI)

Agent Comments

 4  2  2

Price: \$2,250,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 713 sqm approx



8 Moody St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,465,000
Method: Private Sale
Date: 28/11/2025
Property Type: House (Res)
Land Size: 649 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800