

# 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 23 Ursa Street, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,870,000

### Median sale price

Median price \$2,255,000 Property Type House Suburb Balwyn North

Period - From 01/10/2024 to 31/12/2024 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	6 Woodville St BALWYN NORTH 3104	\$1,718,000	08/12/2024
2	12 Vega St BALWYN NORTH 3104	\$1,811,000	12/10/2024
3	34 Almond St BALWYN NORTH 3104	\$1,825,000	09/11/2024

**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: 24/02/2025 16:42



 3
  1
  2

**Property Type:** House  
**Land Size:** 696 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,700,000 - \$1,870,000  
**Median House Price**  
 December quarter 2024: \$2,255,000

## Comparable Properties



**6 Woodville St BALWYN NORTH 3104 (REI)**

Agent Comments

 3
  1
  2

**Price:** \$1,718,000  
**Method:** Private Sale  
**Date:** 08/12/2024  
**Property Type:** House  
**Land Size:** 667 sqm approx



**12 Vega St BALWYN NORTH 3104 (REI/VG)**

Agent Comments

 5
  2
  2

**Price:** \$1,811,000  
**Method:** Auction Sale  
**Date:** 12/10/2024  
**Property Type:** House (Res)  
**Land Size:** 706 sqm approx



**34 Almond St BALWYN NORTH 3104 (REI/VG)**

Agent Comments

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  3

**Price:** \$1,825,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** House (Res)  
**Land Size:** 727 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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