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	

Indicative selling price

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

Range between \$1,650,000 & \$1,815,000	Range between	\$1,650,000	&	\$1,815,000
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Median sale price

Median price	\$2,180,000	Pro	perty Type	House		Suburb	Balwyn North
Period - From	01/04/2025	to	30/06/2025		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	23 Ursa St BALWYN NORTH 3104	\$1,750,000	28/03/2025
2	6 Libra St BALWYN NORTH 3104	\$1,655,000	14/06/2025
3	4 Pavo St BALWYN NORTH 3104	\$1,925,000	17/05/2025

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:	08/07/2025 12:16









Property Type: House **Land Size:** 697 sqm approx

Agent Comments

Indicative Selling Price \$1,650,000 - \$1,815,000 Median House Price June quarter 2025: \$2,180,000

Comparable Properties

23 Ursa St BALWYN NORTH 3104 (REI)

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Agent Comments

Price: \$1,750,000

Method:

Date: 28/03/2025 Property Type: House



6 Libra St BALWYN NORTH 3104 (REI)

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Agent Comments

Price: \$1,655,000 **Method:** Auction Sale **Date:** 14/06/2025

Property Type: House (Res) **Land Size:** 697 sqm approx



4 Pavo St BALWYN NORTH 3104 (REI)

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Agent Comments

Price: \$1,925,000 **Method:** Auction Sale **Date:** 17/05/2025

Property Type: House (Res) **Land Size:** 697 sqm approx

Account - Barry Plant | P: 03 9842 8888





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