

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

4 TAURUS STREET BALWYN NORTH VIC 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,630,000

&

\$1,793,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,250,000

Property type

House

Suburb

Balwyn North

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

6 LIBRA STREET BALWYN NORTH VIC 3104	\$1,655,000	14-Jun-25
18 COLUMBA STREET BALWYN NORTH VIC 3104	\$1,820,000	02-Aug-25
21 DONCASTER ROAD BALWYN NORTH VIC 3104	\$1,750,000	14-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 14 August 2025

Bruce Sun

M 0431342386

E bruce.sun@firststandco.com.au



**6 LIBRA STREET BALWYN NORTH
VIC 3104**

 3  2  2

Sold Price

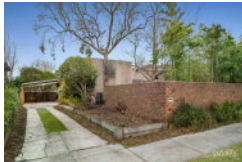
\$1,655,000

Sold Date

14-Jun-25

Distance

0.12km



**18 COLUMBA STREET BALWYN
NORTH VIC 3104**

 3  1  1

Sold Price

^{RS} **\$1,820,000** ^{UN}

Sold Date

02-Aug-25

Distance

0.44km



**21 DONCASTER ROAD BALWYN
NORTH VIC 3104**

 3  1  1

Sold Price

^{RS} **\$1,750,000** ^{UN}

Sold Date

14-Jun-25

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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