

# 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

6 Libra 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 \$1,600,000

&

\$1,750,000

### Median sale price

Median price \$2,288,000

Property Type House

Suburb Balwyn North

Period - From 01/04/2024

to

31/03/2025

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	16 Taurus St BALWYN NORTH 3104	\$1,710,000	12/05/2025
2	23 Ursa St BALWYN NORTH 3104		28/03/2025
3	13 Taurus St BALWYN NORTH 3104	\$1,560,000	28/02/2025

**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:

20/05/2025 12:39



3 1 2

Property Type: House  
Land Size: 697m2 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,600,000 - \$1,750,000  
Median House Price  
Year ending March 2025: \$2,288,000

Comparable Properties



16 Taurus St BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Price: \$1,710,000  
Method: Sold Before Auction  
Date: 12/05/2025  
Property Type: House (Res)  
Land Size: 698 sqm approx



23 Ursa St BALWYN NORTH 3104 (REI)

Agent Comments

3 1 2

Price:  
Method: Expression of Interest  
Date: 28/03/2025  
Property Type: House (Res)  
Land Size: 695 sqm approx



13 Taurus St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 1 1

Price: \$1,560,000  
Method: Private Sale  
Date: 28/02/2025  
Property Type: House  
Land Size: 696 sqm approx