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									
Range betwee	n \$1,600,000		&		\$1,750,000				
Median sale price									
Median price	\$2,288,000	Pro	operty Type	Hou	se		Suburb	Balwyn North	
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress 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.

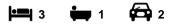
This Statement of Information was prepared on:

20/05/2025 12:39









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) 1 3 1 2 1 Price: \$1,710,000 Method: Sold Before Auction Date: 12/05/2025 Property Type: House (Res) Land Size: 698 sqm approx	Agent Comments
23 Ursa St BALWYN NORTH 3104 (REI) 3 1 2 Price: Method: Expression of Interest Date: 28/03/2025 Property Type: House (Res) Land Size: 695 sqm approx	Agent Comments
13 Taurus St BALWYN NORTH 3104 (REI/VG) 1 1 3 1 Price: \$1,560,000 Method: Private Sale Date: 28/02/2025 Property Type: House Land Size: 696 sqm approx	Agent Comments

Account - VICPROP | P: 03 8888 1011



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