

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

14 Tormey Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$2,238,000

Property Type House

Suburb Balwyn North

Period - From 01/07/2025

to 30/06/2026

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	14 Kalimna St BALWYN 3103	\$2,423,000	03/06/2026
2	20 Hood St BALWYN NORTH 3104	\$2,350,000	09/05/2026
3	10 Yandilla St BALWYN 3103	\$2,325,000	26/05/2026

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:

13/08/2026 11:14



Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 919 sqm approx

Agent Comments

Comparable Properties



14 Kalimna St BALWYN 3103 (REI/VG)

Agent Comments



Price: \$2,423,000

Method: Private Sale

Date: 03/06/2026

Property Type: House

Land Size: 685 sqm approx



20 Hood St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,350,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 635 sqm approx



10 Yandilla St BALWYN 3103 (REI/VG)

Agent Comments



Price: \$2,325,000

Method: Auction Sale

Date: 26/05/2026

Property Type: House (Res)

Land Size: 676 sqm approx