

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

22 Lucifer Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$3,400,000

&

\$3,650,000

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	9 Highbury St BALWYN NORTH 3104	\$3,500,000	23/07/2026
2	420 Balwyn Rd BALWYN NORTH 3104	\$3,720,000	08/07/2026
3	19 Lucifer St BALWYN NORTH 3104	\$3,600,000	26/06/2026

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:

27/08/2026 14:11



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Property Type: House (Res)
Land Size: 525 sqm approx
Agent Comments

Indicative Selling Price
\$3,400,000 - \$3,650,000
Median House Price
Year ending June 2026: \$2,238,000

Comparable Properties



9 Highbury St BALWYN NORTH 3104 (REI)

Agent Comments

5 5 4

Price: \$3,500,000
Method: Private Sale
Date: 23/07/2026
Property Type: House
Land Size: 540 sqm approx



420 Balwyn Rd BALWYN NORTH 3104 (REI)

Agent Comments

5 5 2

Price: \$3,720,000
Method: Private Sale
Date: 08/07/2026
Property Type: House (Res)



19 Lucifer St BALWYN NORTH 3104 (REI)

Agent Comments

5 5 3

Price: \$3,600,000
Method: Private Sale
Date: 26/06/2026
Property Type: House (Res)
Land Size: 648 sqm approx

Account - Marshall White | P: 03 9822 9999



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