

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 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