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 Taurus Street, Balwyn North Vic 3104

Indicative selling price

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

Single price $1,750,000

Median sale price

Median price $2,355,000 Property Type House Suburb Balwyn North

Period - From 01/10/2025 to 31/12/2025 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	92 Windella Av KEW EAST 3102	$1,803,000	29/11/2025
2	33 Doncaster Rd BALWYN NORTH 3104	$1,630,000	21/10/2025
3			

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: 26/03/2026 16:00

22 Taurus Street, Balwyn North Vic 3104

JellisCraig

Khom Falla
0497 282 260



3 1 2

Property Type: House
Land Size: 698 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000
Median House Price
December quarter 2025: $2,355,000

Comparable Properties



92 Windella Av KEW EAST 3102 (REI)

3 1 2

Price: $1,803,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 670 sqm approx

Agent Comments



33 Doncaster Rd BALWYN NORTH 3104 (REI)

6 3 4

Price: $1,630,000
Method: Private Sale
Date: 21/10/2025
Property Type: House
Land Size: 818 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

propertydata.com.au

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