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	13 Taurus Street, Balwyn North Vic 3104

Indicative selling price

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

Single price $1,600,000

Median sale price

Median price $2,305,000 Property Type House Suburb Balwyn North

Period - From 01/01/2024 to 31/12/2024 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	5 Hillview Rd BALWYN NORTH 3104	$1,565,000	01/02/2025
2	34 Bulleen Rd BALWYN NORTH 3104	$1,680,000	20/09/2024
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: 15/02/2025 16:32

13 Taurus Street, Balwyn North Vic 3104



3 1 1

Property Type: House
Land Size: 696 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000
Median House Price
Year ending December 2024: $2,305,000

Comparable Properties



5 Hillview Rd BALWYN NORTH 3104 (REI)

3 1 2

Price: $1,565,000
Method: Auction Sale
Date: 01/02/2025
Property Type: House (Res)
Land Size: 598 sqm approx

Agent Comments



34 Bulleen Rd BALWYN NORTH 3104 (REI/VG)

3 1 1

Price: $1,680,000
Method: Private Sale
Date: 20/09/2024
Property Type: House
Land Size: 656 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.

Account - Jellis Craig | P: (03) 9908 5700

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