

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

4 Taurus Street, Balwyn North Vic 3104

Indicative selling price

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

Single price

\$2,145,000

Median sale price

Median price

\$2,305,000

Property Type

House

Suburb

Balwyn North

Period - From

27/03/2024

to

26/03/2025

Source

Property Data

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	87 Longview Rd BALWYN NORTH 3104	\$2,180,000	20/03/2025
2	18 Cityview Rd BALWYN NORTH 3104	\$2,310,000	09/11/2024
3	28 Sunburst Av BALWYN NORTH 3104	\$2,170,000	26/10/2024

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:

27/03/2025 12:58



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Indicative Selling Price

\$2,145,000

Median House Price

27/03/2024 - 26/03/2025: \$2,305,000



3 1 2

Property Type: House
Land Size: 697 sqm approx
Agent Comments

Comparable Properties



87 Longview Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 1 2

Price: \$2,180,000
Method: Sold Before Auction
Date: 20/03/2025
Property Type: House
Land Size: 664 sqm approx



18 Cityview Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 2 2

Price: \$2,310,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 666 sqm approx



28 Sunburst Av BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 1 1

Price: \$2,170,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 656 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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