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	45 Ursa Street, Balwyn North VIC 3104

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $2,260,000 Property Type House Suburb Balwyn North

Period - From 23/01/2025 to 22/07/2025 Source pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
12 Columba St, Balwyn North Vic	$1,850,000	07/06/2025
4 Pavo St, Balwyn North Vic	$1,925,000	17/05/2025
11 Highview Rd, Balwyn North Vic	$2,088,000	16/05/2025

This Statement of Information was prepared on: 23/07/2025