

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 64 Ursa Street Balwyn North 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$2,394,000

Property type House

Suburb Balwyn North

Period - From 01/01/2025

to

31/03/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
6 Libra St Balwyn North 3104	\$1,655,000	14/06/2025

This Statement of Information was prepared on: 26/06/2025

