

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

Range between \$1,600,000 & \$1,700,000

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	1549 Old Burke Rd KEW EAST 3102	\$1,745,000	14/02/2026
2	15 Cascade St BALWYN NORTH 3104	\$1,788,888	07/12/2025
3	33 Doncaster Rd BALWYN NORTH 3104	\$1,630,000	21/10/2025

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: 03/03/2026 14:06



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Property Type: House (Res)

Land Size: 696 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

December quarter 2025: \$2,355,000

Comparable Properties



1549 Old Burke Rd KEW EAST 3102 (REI)

Agent Comments

- - -

Price: \$1,745,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Land (Res)

Land Size: 815 sqm approx



15 Cascade St BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$1,788,888

Method: Auction Sale

Date: 07/12/2025

Property Type: House (Res)

Land Size: 836 sqm approx



33 Doncaster Rd BALWYN NORTH 3104 (REI)

Agent Comments

6 3 4

Price: \$1,630,000

Method: Private Sale

Date: 21/10/2025

Property Type: House

Land Size: 818 sqm approx

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