

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 Lucifer Street, Balwyn North VIC 3104

Indicative selling price

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

Range between

\$3,800,000

&

\$4,180,000

Median sale price

Median price

\$2,319,400

Property Type

House

Suburb

Balwyn North

Period - From

15/07/2025

to

14/01/2026

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
45 Riverside Av, Balwyn North Vic	\$3,900,000	30/10/2025
7a Highbury St, Balwyn North Vic	\$4,328,000	08/10/2025
6 Bernard St, Balwyn North Vic	\$3,968,000	23/07/2025

This Statement of Information was prepared on:

16/01/2026