# PROPERTY PRICE STATEMENT

*Estate Agents Act 1980 — Section 47AF*

## 1. Property Details

Address: 22 Tormey Street, Balwyn North VIC 3104
Building Type: House
Bedrooms: 4 | Bathrooms: 2 | Car Spaces: 2
Total Land Size: 1,011 $m^2$
Internal Floor Area: Not Available

## 2. Indicative Selling Price

- **Single Price:** $3,100,000
- **Final Sale Price** - $3,100,000

## 3. Suburb Median Sale Price

Suburb: Balwyn North
Median Price: $2,400,000
Property Type: House | Period: Last 12 Months

## 4. Comparable Property Sales

These are the three comparable property sales within 2 kilometres of the property that the estate agent or agent's representative considers to be most comparable to the property for sale in the last 6 months.

| Address | Sale Price | Sale Date | Key Features |
|---|---|---|---|
| 14 Tormey Street, Balwyn North | $2, 447,000 | Sep 2026 | House, 3 Bed, 2 Bath, 5 Car, 920 m² Land |
| 12 Harrington Avenue Balwyn North | $2,508,000 | Sept. 2026 | 3-bedroom, 2-bath 2 car spaces. 1,011 m2 land |
| 59 Dempster Av Balwyn North | $2,770,800 | July 2026 | 5-Bed, 2 Bath, 4 Cars 1,134 M2 Land |