PROPERTY PRICE STATEMENT

Estate Agents Act 1980 — Section 47AF

1. Property Details

Address: 24 Tormey Street, Balwyn North VIC 3104
Building Type: House
Bedrooms: 3 | Bathrooms: 2 | Car Spaces: 2
Total Land Size: 1,011 m^2
Internal Floor Area: Not Available

2. Indicative Selling Price

- **Single Price:** $3,500,000
- **Final Sale Price** - $3,500,000

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