

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 48 Balmoral Avenue, Strathmore Vic 3041

Indicative selling price

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

Single price \$1,380,000

Median sale price

Median price \$1,555,000

Property Type House

Suburb Strathmore

Period - From 01/01/2025

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	1/17 Roberts St ESSENDON 3040	\$1,420,000	14/02/2026
2	23 Fenacre St STRATHMORE 3041	\$1,311,000	01/12/2025
3	100 Deakin St ESSENDON 3040	\$1,305,000	08/11/2025

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:

23/02/2026 09:34

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Indicative Selling Price
\$1,380,000

Median House Price
Year ending December 2025: \$1,555,000



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 245 sqm approx

Agent Comments

Modern town residence on it's own title with no OC offering 4 bed, 2.5 bath & 2 car.

Comparable Properties



1/17 Roberts St ESSENDON 3040 (REI)

4 3 2

Price: \$1,420,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Townhouse (Res)
Land Size: 250 sqm approx

Agent Comments

Offers an extra bath. Has a shared drive with townhouses behind.



23 Fenacre St STRATHMORE 3041 (REI/VG)

4 2 3

Price: \$1,311,000
Method: Private Sale
Date: 01/12/2025
Property Type: House
Land Size: 300 sqm approx

Agent Comments

Inferior location offering comparable accommodation.



100 Deakin St ESSENDON 3040 (REI/VG)

3 2 2

Price: \$1,305,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)

Agent Comments

Offers less accommodation.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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