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	31 BALMORAL AVENUE STRATHMORE VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,500,000	&	$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,525,000	Property type	House	Suburb	Strathmore
Period-from	01 Aug 2025	to	31 Jul 2026	Source	Cotality

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 6 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
7 RALEIGH GROVE ESSENDON NORTH VIC 3041	$1,450,000	21-Apr-26
1 GILBERTSON STREET ESSENDON VIC 3040	$1,630,000	02-Mar-26
268 NAPIER STREET STRATHMORE VIC 3041	$1,650,000	14-May-26

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 6 months.~~

This Statement of Information was prepared on: 11 August 2026

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7 RALEIGH GROVE ESSENDON NORTH VIC 3041

4 3 3

Sold Price RS **$1,450,000** UN Sold Date **21-Apr-26**

Distance **0.46km**



1 GILBERTSON STREET ESSENDON VIC 3040

3 1 1

Sold Price **$1,630,000** Sold Date **02-Mar-26**

Distance **0.97km**



268 NAPIER STREET STRATHMORE VIC 3041

4 2 1

Sold Price RS **$1,650,000** UN Sold Date **14-May-26**

Distance **1.08km**

RS = Recent sale **UN** = Undisclosed Sale

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