Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 02/11/2026

Property offered for sale

Address
Including suburb and postcode: 2/26 Balmoral Avenue, Strathmore Vic 3041

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	2	113	292

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $920,000 & $1,000,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,560,000 | Property type: House | Suburb: Strathmore

Period: from 02/11/2025 to 01/11/2026 | Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	33a First Av STRATHMORE 3041		
Sale price	$922,000	Date of sale	03/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	2	1	2	N/A	291

Comparable property 2

Address	74a Cooper St ESSENDON 3040		
Sale price	$910,000	Date of sale	03/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	1	N/A	N/A

Comparable property 3

Address	123b Spencer St ESSENDON 3040		
Sale price	$950,000	Date of sale	02/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	2	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=51c3ac3d3ea6f30403c8fa7f9680fa0e

2/26 Balmoral Avenue, Strathmore Vic 3041

Christian Lonzi
8378 0500
0403 344 279
christianlonzi@jelliscraig.com.au



3 1 2

Property Type: House (Res)
Land Size: 292 sqm approx

Agent Comments

Single level home on 292m2 of land. No O/C

Indicative Selling Price
$920,000 - $1,000,000
Median House Price
02/11/2025 - 01/11/2026: $1,560,000

Comparable Properties



33a First Av STRATHMORE 3041 (REI)

2 1 2

Price: $922,000
Method: Auction Sale
Date: 03/10/2026
Property Type: House (Res)
Land Size: 291 sqm approx

Agent Comments

Both properties are on similar land content with a bricked facade. Similar finishes internally. Inferior as the property lacks an additional bedroom space.



74a Cooper St ESSENDON 3040 (REI)

3 1 1

Price: $910,000
Method: Private Sale
Date: 03/08/2026
Property Type: House (Res)

Agent Comments

Both properties share the same accommodation, are positioned in proximity to local amenities. Inferior as parts of the home are unrenovated. Superior as slightly larger land content. The homes do not share a similar facade.



123b Spencer St ESSENDON 3040 (REI)

3 1 2

Price: $950,000
Method: Private Sale
Date: 02/07/2026
Property Type: House (Res)

Agent Comments

Both properties feature a similar external finish and offer comparable accommodation on similarly sized allotments. However, this property sits on a slightly smaller landholding of 266m2, and also shares a driveway with another property.

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