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	25 Balmoral Avenue, Sandringham Vic 3191

Indicative selling price

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

Range between $1,780,000 & $1,950,000

Median sale price

Median price $2,152,500 Property Type House Suburb Sandringham

Period - From 23/01/2024 to 22/01/2025 Source Property Data

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	32 Harold St SANDRINGHAM 3191	$2,020,000	09/10/2024
2	54 Vincent St SANDRINGHAM 3191	$1,955,000	04/10/2024
3	14 Lansell Av HIGHETT 3190	$1,868,000	24/08/2024

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: 23/01/2025 12:28

25 Balmoral Avenue, Sandringham Vic 3191

Nick Sinclair
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Property Type: House (Previously Occupied - Detached)
Land Size: 397 sqm approx

Agent Comments

Indicative Selling Price
$1,780,000 - $1,950,000
Median House Price
23/01/2024 - 22/01/2025: $2,152,500

Comparable Properties



32 Harold St SANDRINGHAM 3191 (REI/VG)

3 | 1 | 3

Price: $2,020,000
Method: Sold Before Auction
Date: 09/10/2024
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments



54 Vincent St SANDRINGHAM 3191 (REI)

4 | 2 | 2

Price: $1,955,000
Method: Private Sale
Date: 04/10/2024
Property Type: House (Res)
Land Size: 478 sqm approx

Agent Comments



14 Lansell Av HIGHETT 3190 (REI/VG)

4 | 2 | 2

Price: $1,868,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments

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