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	1 BALMANNO CRESCENT 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	$2,380,000	&	$2,480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,645,000	Property type	House	Suburb	Strathmore
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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.

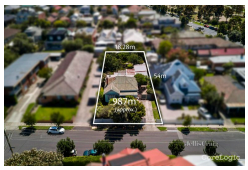
Address of comparable property	Price	Date of sale
4 BRAEMAR STREET ESSENDON VIC 3040	$2,310,000	01-Mar-25
24 THOMSON STREET ESSENDON VIC 3040	$2,340,000	16-Nov-24
141 HEDDERWICK STREET ESSENDON VIC 3040	$2,395,000	05-Mar-25

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: 16 May 2025

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4 BRAEMAR STREET ESSENDON VIC 3040

3 1 4

Sold Price RS $2,310,000 Sold Date 01-Mar-25

Distance 1.03km



24 THOMSON STREET ESSENDON VIC 3040

3 2 2

Sold Price $2,340,000 Sold Date 16-Nov-24

Distance 1.76km



141 HEDDERWICK STREET ESSENDON VIC 3040

4 2 4

Sold Price $2,395,000 Sold Date 05-Mar-25

Distance 1.26km

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

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