

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

Range between \$1,230,000 & \$1,330,000

Median sale price

Median price \$1,828,000 Property Type House Suburb Strathmore

Period - From 01/01/2026 to 31/03/2026 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	46 Roland Av STRATHMORE 3041	\$1,420,000	09/04/2026
2	69a Price St ESSENDON 3040	\$1,325,000	28/03/2026
3	34 King St ESSENDON 3040	\$1,365,000	14/02/2026

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: 20/04/2026 13:00

Christian Lonzi
8378 0500
0403 344 279

christianlonzi@jellisrcraig.com.au

Indicative Selling Price

\$1,230,000 - \$1,330,000

Median House Price

March quarter 2026: \$1,828,000



4 2 2

Property Type: House

Agent Comments

Comparable Properties



46 Roland Av STRATHMORE 3041 (REI)

4 3 2

Price: \$1,420,000

Method: Sold Before Auction

Date: 09/04/2026

Property Type: House (Res)

Land Size: 316 sqm approx

Agent Comments

Superior as the property is a newer build. Inferior location for some being closer to the freeway. Both properties share the same accommodation.



69a Price St ESSENDON 3040 (REI)

3 2 2

Price: \$1,325,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Agent Comments

Both properties share similar internal finish, and are in ideal locations for local amenities. Inferior as the property lacks an additional bedroom space.



34 King St ESSENDON 3040 (REI)

3 1 1

Price: \$1,365,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Agent Comments

Superior as larger land content. Inferior as lacks additional bedroom. Both properties are detached from a neighbouring property.

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