

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

44 Balmoral Avenue, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,690,000 & \$1,790,000

Median sale price

Median price \$1,480,000 Property Type House Suburb Strathmore

Period - From 01/10/2025 to 31/12/2025 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	1 Gilbertson St ESSENDON 3040	\$1,630,000	02/03/2026
2	46 Bournian Av STRATHMORE 3041	\$1,750,000	26/02/2026
3	69 Spencer St ESSENDON 3040	\$1,705,000	13/12/2025

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:

07/04/2026 13:10

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Property Type: House
Land Size: 785 sqm approx

Agent Comments

Well-positioned home featuring four generous bedrooms and abundant outdoor living space

Indicative Selling Price
\$1,690,000 - \$1,790,000

Median House Price
December quarter 2025: \$1,480,000

Comparable Properties



1 Gilbertson St ESSENDON 3040 (REI)



Price: \$1,630,000
Method: Private Sale
Date: 02/03/2026
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments

Both properties are ideally located, just in different suburbs. Both offer the same accommodation. Inferior as the property is on smaller land content.



46 Bournian Av STRATHMORE 3041 (REI/VG)



Price: \$1,750,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Both properties are placed in an ideal location for most, sharing the same accommodation. Inferior as smaller land content.



69 Spencer St ESSENDON 3040 (REI/VG)



Price: \$1,705,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Both properties are neatly presented internally, sharing the same accommodation. Inferior as smaller land content.