Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	26 Balmoral Avenue, Sandringham Vic 3191
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,250,000	&	\$1,350,000

Median sale price

Median price \$1,390,000	Property Type	ownhouse	Suburb	Sandringham
Period - From 28/01/2024	to 27/01/2025	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

1	2/192 Bluff Rd SANDRINGHAM 3191	\$1,320,000	12/12/2024
2	2/10 Reno Rd SANDRINGHAM 3191	\$1,300,000	27/11/2024
3	41 Hobson St SANDRINGHAM 3191	\$1,320,000	14/08/2024

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:	28/01/2025 16:20



Date of sale





Indicative Selling Price \$1,250,000 - \$1,350,000 **Median Townhouse Price** 28/01/2024 - 27/01/2025: \$1,390,000





Property Type: Townhouse **Agent Comments**

Comparable Properties



2/192 Bluff Rd SANDRINGHAM 3191 (REI)

Price: \$1,320,000 Method: Auction Sale Date: 12/12/2024

Property Type: House (Res) Land Size: 568 sqm approx

Agent Comments



2/10 Reno Rd SANDRINGHAM 3191 (REI/VG)

Price: \$1,300,000

Method: Private Sale Date: 27/11/2024

Property Type: Townhouse (Res)

Agent Comments



41 Hobson St SANDRINGHAM 3191 (REI/VG)

Price: \$1,320,000 Method: Private Sale Date: 14/08/2024

Property Type: House (Res) Land Size: 248 sqm approx **Agent Comments**

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840





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