

## 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](https://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



**4 BRAEMAR STREET ESSENDON  
VIC 3040**

Sold Price

<sup>RS</sup>

**\$2,310,000**

Sold Date

**01-Mar-25**

 3

 1

 4

Distance

**1.03km**



**24 THOMSON STREET ESSENDON  
VIC 3040**

Sold Price

**\$2,340,000**

Sold Date

**16-Nov-24**

 3

 2

 2

Distance

**1.76km**



**141 HEDDERWICK STREET  
ESSENDON VIC 3040**

Sold Price

**\$2,395,000**

Sold Date

**05-Mar-25**

 4

 2

 4

Distance

**1.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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