

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

21 BALMORAL AVENUE 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

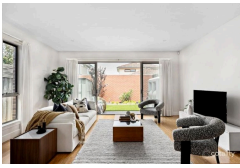
Date of sale

9 DUBLIN AVENUE STRATHMORE VIC 3041	\$1,400,000	13-Feb-25
8 DUBLIN AVENUE STRATHMORE VIC 3041	\$1,401,500	05-Apr-25
102A DEAKIN STREET ESSENDON VIC 3040	\$1,420,000	25-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: 29 June 2026


**9 DUBLIN AVENUE STRATHMORE
VIC 3041**
 4  3  1

Sold Price

\$1,400,000

Sold Date

13-Feb-25

Distance

0.13km

**8 DUBLIN AVENUE STRATHMORE
VIC 3041**
 3  3  1

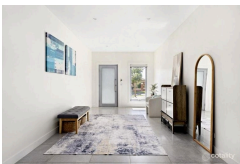
Sold Price

\$1,401,500

Sold Date

05-Apr-25

Distance

0.17km

**102A DEAKIN STREET ESSENDON
VIC 3040**
 4  2  1

Sold Price

\$1,420,000

Sold Date

25-Mar-25

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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