

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

9 BALMANNO CRESCENT 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

\$3,500,000

&

\$3,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,525,000

Property type

House

Suburb

Strathmore

Period-from

01 Aug 2025

to

31 Jul 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

220 WOODLAND STREET STRATHMORE VIC 3041	\$3,400,000	07-Mar-26
16 CUDMORE STREET ESSENDON VIC 3040	\$3,690,000	01-Apr-26
38 BRAEMAR STREET ESSENDON VIC 3040	\$3,600,000	14-Mar-26

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.

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**220 WOODLAND STREET
STRATHMORE VIC 3041**

 5  4  2

Sold Price **\$3,400,000** Sold Date **07-Mar-26**

Distance **0.15km**



**16 CUDMORE STREET ESSENDON
VIC 3040**

 5  4  3

Sold Price **\$3,690,000** Sold Date **01-Apr-26**

Distance **1.07km**



**38 BRAEMAR STREET ESSENDON
VIC 3040**

 4  3  2

Sold Price **\$3,600,000** Sold Date **14-Mar-26**

Distance **1.13km**

RS = Recent sale UN = Undisclosed Sale

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