

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

3/26 BALMORAL AVENUE SAFETY BEACH VIC 3936

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

\$850,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Aug 2024

to

31 Jul 2025

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

1/21 DROMANA PARADE SAFETY BEACH VIC 3936	\$880,000	03-Mar-25
3/5 SEACOMBE STREET DROMANA VIC 3936	\$945,000	12-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.

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**1/21 DROMANA PARADE SAFETY
BEACH VIC 3936**

Sold Price

\$880,000

Sold Date

03-Mar-25



1



2



2

Distance

0.77km



**3/5 SEACOMBE STREET DROMANA
VIC 3936**

Sold Price

\$945,000

Sold Date

12-Mar-25



3



2



2

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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