

## 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

10 PROGRESS STREET STRATHMORE VIC 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Feb 2024

to

31 Jan 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

1/40 GLENBERVIE ROAD STRATHMORE VIC 3041	\$1,265,000	11-Dec-24
70B LLOYD STREET STRATHMORE VIC 3041	\$1,241,000	08-Feb-25
4 NAPIER CRESCENT ESSENDON VIC 3040	\$1,230,000	20-Sep-24

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: 10 February 2025



**1/40 GLENBERVIE ROAD  
 STRATHMORE VIC 3041**

 4  2  2

Sold Price **\$1,265,000** Sold Date **11-Dec-24**

Distance **0.95km**



**70B LLOYD STREET STRATHMORE  
 VIC 3041**

 3  1  2

Sold Price <sup>RS</sup> **\$1,241,000** Sold Date **08-Feb-25**

Distance **1.35km**



**4 NAPIER CRESCENT ESSENDON  
 VIC 3040**

 4  4  2

Sold Price <sup>RS</sup> **\$1,230,000** Sold Date **20-Sep-24**

Distance **1.38km**

RS = Recent sale      UN = Undisclosed Sale

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