

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 66 Magdala Avenue, Strathmore Vic 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,400,000 & \$2,500,000

Median sale price

Median price \$1,787,500 Property Type House Suburb Strathmore

Period - From 01/10/2024 to 31/12/2024 Source REIV

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 six 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	4 Balmoral Av STRATHMORE 3041	\$2,350,000	08/11/2024
2	1d Roland Av STRATHMORE 3041	\$2,450,000	19/10/2024
3	68 Magdala Av STRATHMORE 3041	\$2,589,000	19/10/2024

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 six months.~~

This Statement of Information was prepared on: 10/02/2025 15:18



 3  1  1

Property Type: House (Res)

Land Size: 608 sqm approx

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,500,000

Median House Price

December quarter 2024: \$1,787,500

Comparable Properties



4 Balmoral Av STRATHMORE 3041 (REI)

Agent Comments

 4  2  4

Price: \$2,350,000

Method: Sold Before Auction

Date: 08/11/2024

Property Type: House (Res)

Land Size: 603 sqm approx



1d Roland Av STRATHMORE 3041 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,450,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)

Land Size: 325 sqm approx



68 Magdala Av STRATHMORE 3041 (REI)

Agent Comments

 4  3  2

Price: \$2,589,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655