

24 Holyrood Avenue, Strathmore Vic 3041



4 Bed 2 Bath 2 Car

Property Type: House

Land Size: 603 sqm approx

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending June 2024: \$1,550,000

Comparable Properties



16 Royal Avenue, Essendon North 3041 (REI)

4 Bed 1 Bath 1 Car

Price: \$1,450,000

Method: Private Sale

Date: 10/09/2024

Property Type: House

Agent Comments: Older house likely to be a new home/development site. Superior land size.



60 Mascoma Street, Strathmore 3041 (REI)

4 Bed 2 Bath 2 Car

Price: \$1,345,000

Method: Auction Sale

Date: 24/08/2024

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments: Comparable accommodation, updated and freshly presented.



116 Lebanon Street, Strathmore 3041 (REI/VG)

4 Bed 1 Bath 1 Car

Price: \$1,370,000

Method: Private Sale

Date: 08/05/2024

Rooms: 5

Property Type: House (Res)

Land Size: 657 sqm approx

Agent Comments: Brick home with similar land size, inferior accommodation. Transacted off market.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

24 Holyrood Avenue, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,550,000 House x Suburb Strathmore

Period - From 01/07/2023 to 30/06/2024 Source REIV

Comparable property sales

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
16 Royal Avenue, ESSENDON NORTH 3041	\$1,450,000	10/09/2024
60 Mascoma Street, STRATHMORE 3041	\$1,345,000	24/08/2024
116 Lebanon Street, STRATHMORE 3041	\$1,370,000	08/05/2024

This Statement of Information was prepared on:

08/10/2024 16:02