

## 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

1/28 BULLA ROAD STRATHMORE VIC 3041

### Indicative selling price

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

Single Price

or range  
between

\$675,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$763,500

Property type

Unit

Suburb

Strathmore

Period-from

01 Apr 2024

to

31 Mar 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 1/130 LEBANON STREET STRATHMORE VIC 3041 | \$740,000 | 05-Dec-24 |
| 95A MARKET STREET ESSENDON VIC 3040      | \$750,000 | 26-Nov-24 |
| 1/6 SCHOFIELD STREET ESSENDON VIC 3040   | \$735,000 | 13-Apr-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.~~

This Statement of Information was prepared on: 22 April 2025



**1/130 LEBANON STREET  
STRATHMORE VIC 3041**

2 2 1

Sold Price **\$740,000** Sold Date **05-Dec-24**

Distance **1.77km**



**95A MARKET STREET ESSENDON  
VIC 3040**

2 2 1

Sold Price **\$750,000** Sold Date **26-Nov-24**

Distance **1.24km**



**1/6 SCHOFIELD STREET  
ESSENDON VIC 3040**

2 1 1

Sold Price <sup>RS</sup> **\$735,000** Sold Date **13-Apr-25**

Distance **0.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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