

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

1/465 PASCOE VALE ROAD STRATHMORE VIC 3041

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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$832,500

Property type

Unit

Suburb

Strathmore

Period-from

01 Jul 2025

to

30 Jun 2026

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

14A TALBOT ROAD STRATHMORE VIC 3041	\$925,000	23-Mar-26
1 COLCLOUGH COURT STRATHMORE VIC 3041	\$965,000	20-Jul-26
3/110 LEBANON STREET STRATHMORE VIC 3041	\$1,000,000	24-Mar-26

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: 27 July 2026



**14A TALBOT ROAD STRATHMORE
VIC 3041**

 3  2  2

Sold Price

\$925,000

Sold Date

23-Mar-26

Distance

1.13km



**1 COLCLOUGH COURT
STRATHMORE VIC 3041**

 3  2  2

Sold Price

^{RS} **\$965,000**

Sold Date

20-Jul-26

Distance

1.99km



**3/110 LEBANON STREET
STRATHMORE VIC 3041**

 3  2  2

Sold Price

\$1,000,000

Sold Date

24-Mar-26

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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