

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

16/2 NORTH AVENUE 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Jan 2025

to

31 Dec 2025

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

10/82 BULLA ROAD STRATHMORE VIC 3041	\$510,000	11-Oct-25
204/8 STURT STREET ESSENDON VIC 3040	\$545,000	18-Oct-25
6/22-24 DONALD AVENUE ESSENDON VIC 3040	\$520,000	16-Jan-26

OR

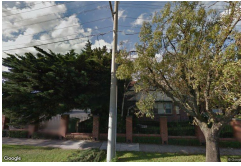
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 January 2026

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**10/82 BULLA ROAD STRATHMORE
VIC 3041**

 2  1  -

Sold Price

\$510,000

Sold Date

11-Oct-25

Distance

2.06km



**204/8 STURT STREET ESSENDON
VIC 3040**

 2  1  1

Sold Price

\$545,000

Sold Date

18-Oct-25

Distance

1.33km



**6/22-24 DONALD AVENUE
ESSENDON VIC 3040**

 2  1  1

Sold Price

^{RS} **\$520,000**

Sold Date

16-Jan-26

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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