# 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

#### 17 STRATHAIRD STREET STRATHMORE VIC 3041

### Indicative selling price

Period-from

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

| Single Price   |             | or range<br>between | \$900,000 | &      | \$990,000  |  |  |  |  |
|--|-------------|---------------------|-----------|--------|------------|--|--|--|--|
| Median sale price<br>(*Delete house or unit as applicable) |             |                     |           |        |            |  |  |  |  |
| Median Price   | \$1,580,000 | Property type       | Other     | Suburb | Strathmore |  |  |  |  |
|  |             |                     |           |        |            |  |  |  |  |

31 May 2025

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Jun 2024

**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.

to

| Address of comparable property                     | Price       | Date of sale |  |
|--|-------------|--------------|--|
| 363 MASCOMA STREET STRATHMORE HEIGHTS VIC 3041     | \$1,000,000 | 12-Apr-25    |  |
| 48 DE HAVILLAND AVENUE STRATHMORE HEIGHTS VIC 3041 | \$1,090,000 | 16-Mar-25    |  |
| 33 LEBANON STREET STRATHMORE VIC 3041              | \$925,000   | 15-Mar-25    |  |

#### OR

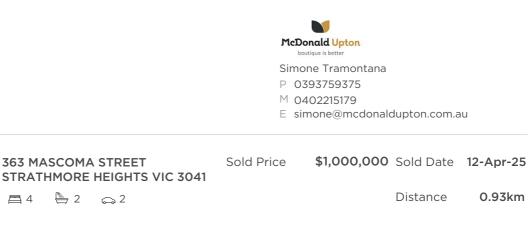
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 10 June 2025



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363 MASCOMA STREET

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| GreeLogo | 48 DE HAVILLAND AVENUE<br>STRATHMORE HEIGHTS VIC 3041 |   |           | Sold Price | <sup>RS</sup> \$1,090,000 | Sold Date | 16-Mar-25 |
|----------|---|---|-----------|------------|---------------------------|-----------|-----------|
|          | 酉 3   | 2 | <u></u> 2 |            |                           | Distance  | 1.16km    |



| 33 LEBANON STREET<br>STRATHMORE VIC 3041 |   |            | <br>Price | \$925,000 | Sold Date | 15-Mar-25 |
|--|---|------------|-----------|-----------|-----------|-----------|
| ่ 貫 3                                    | 2 | <b>⇔</b> 2 |           |           | Distance  | 1.67km    |

**RS** = Recent sale UN = Undisclosed Sale

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