

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

179 MASCOMA STREET 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

\$1,150,000

&

\$1,225,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Strathmore

Period-from

01 Mar 2024

to

28 Feb 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

87 PARK STREET PASCOE VALE VIC 3044	\$1,170,000	22-Jan-25
22 ESMAL STREET STRATHMORE VIC 3041	\$1,215,000	16-Nov-24
16 WOOLART STREET STRATHMORE VIC 3041	\$1,180,000	08-Dec-24

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: 28 March 2025



**87 PARK STREET PASCOE VALE
VIC 3044**

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Sold Price

\$1,170,000

Sold Date

22-Jan-25

Distance

1.25km



**22 ESMAL STREET STRATHMORE
VIC 3041**

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Sold Price

^{RS} **\$1,215,000** ^{UN}

Sold Date

16-Nov-24

Distance

1.05km



**16 WOOLART STREET
STRATHMORE VIC 3041**

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Sold Price

\$1,180,000

Sold Date

08-Dec-24

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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