

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

18 Hillsyde Parade, Strathmore Vic 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$2,100,000

Median sale price

Median price

\$1,692,500

Property Type

House

Suburb

Strathmore

Period - From

01/04/2026

to

30/06/2026

Source

REIV

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 six 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	5 Hesleden St ESSENDON 3040	\$2,010,000	05/05/2026
2	15 Williamson Av STRATHMORE 3041	\$2,166,000	28/03/2026
3	41 Woodland St ESSENDON 3040	\$2,250,000	14/03/2026

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 six months.~~

This Statement of Information was prepared on:

29/07/2026 14:23



Rooms: 6
Property Type: House (Res)
Land Size: 753 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000
Median House Price
June quarter 2026: \$1,692,500

Comparable Properties



5 Hesleden St ESSENDON 3040 (REI)

Agent Comments



Price: \$2,010,000
Method: Sold Before Auction
Date: 05/05/2026
Property Type: House (Res)
Land Size: 769 sqm approx



15 Williamson Av STRATHMORE 3041 (REI/VG)

Agent Comments



Price: \$2,166,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 609 sqm approx



41 Woodland St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$2,250,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 622 sqm approx