

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

19 Strelton Avenue, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,762,500

Property Type House

Suburb Strathmore

Period - From 01/04/2025

to

30/06/2025

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	3 Odin St STRATHMORE 3041	\$1,550,000	15/09/2025
2	26 Collegian Av STRATHMORE 3041	\$1,525,000	09/07/2025
3	33 Fenacre St STRATHMORE 3041	\$1,500,000	24/05/2025

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:

01/10/2025 14:24



 4  2  2

Property Type: House (Res)
Land Size: 671 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
June quarter 2025: \$1,762,500

Comparable Properties



3 Odin St STRATHMORE 3041 (REI)

Agent Comments

 5  2  2

Price: \$1,550,000
Method: Private Sale
Date: 15/09/2025
Property Type: House
Land Size: 697 sqm approx



26 Collegian Av STRATHMORE 3041 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,525,000
Method: Private Sale
Date: 09/07/2025
Property Type: House
Land Size: 604 sqm approx



33 Fenacre St STRATHMORE 3041 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,500,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 738 sqm approx