

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

2/65 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

\$900,000

&

\$975,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$828,500

Property type

Unit

Suburb

Strathmore

Period-from

01 Nov 2024

to

31 Oct 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

1/21 GREGORY STREET OAK PARK VIC 3046	\$951,000	03-Oct-25
35 ORANGE GROVE ESSENDON NORTH VIC 3041	\$926,000	11-Sep-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: 19 November 2025



**1/21 GREGORY STREET OAK PARK
VIC 3046**

Sold Price

^{RS}

\$951,000

Sold Date

03-Oct-25

 3

 1

 1

Distance

0.49km



**35 ORANGE GROVE ESSENDON
NORTH VIC 3041**

Sold Price

^{RS}

\$926,000

Sold Date

11-Sep-25

 3

 1

 1

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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