

## 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 COLUMBAN AVENUE STRATHMORE VIC 3041

### Indicative selling price

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

Single Price

or range  
between

\$1,875,000

&

\$1,950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Strathmore

Period-from

01 Apr 2024

to

31 Mar 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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 33 LLOYD STREET STRATHMORE VIC 3041 | \$1,955,000 | 15-Mar-25 |
| 45 LLOYD STREET STRATHMORE VIC 3041 | \$1,955,000 | 30-Nov-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: 30 April 2025



**33 LLOYD STREET STRATHMORE  
VIC 3041**

 5  4  2

Sold Price <sup>RS</sup> **\$1,955,000** <sup>UN</sup> Sold Date **15-Mar-25**

Distance **0.93km**



**45 LLOYD STREET STRATHMORE  
VIC 3041**

 4  2  2

Sold Price <sup>RS</sup> **\$1,955,000** Sold Date **30-Nov-24**

Distance **1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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