

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 GLENBERVIE ROAD 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

\$1,700,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Strathmore

Period-from

01 Aug 2024

to

31 Jul 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

8 HILLSYDE PARADE STRATHMORE VIC 3041	\$1,740,000	04-Jun-25
16 CARNARVON ROAD STRATHMORE VIC 3041	\$1,735,000	29-Mar-25
36 BALMORAL AVENUE STRATHMORE VIC 3041	\$1,685,000	24-May-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: 13 August 2025



**8 HILLSYDE PARADE
STRATHMORE VIC 3041**

 4  2  2

Sold Price ^{RS} **\$1,740,000** ^{UN} Sold Date **04-Jun-25**

Distance **0.69km**



**16 CARNARVON ROAD
STRATHMORE VIC 3041**

 3  1  1

Sold Price ^{RS} **\$1,735,000** Sold Date **29-Mar-25**

Distance **0.79km**



**36 BALMORAL AVENUE
STRATHMORE VIC 3041**

 3  1  1

Sold Price ^{RS} **\$1,685,000** Sold Date **24-May-25**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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