

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

20 TALBOT 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

\$1,180,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,518,000

Property type

Other

Suburb

Strathmore

Period-from

01 Feb 2025

to

31 Jan 2026

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

18 LOCH CRESCENT STRATHMORE VIC 3041	\$1,180,000	09-Jan-26
1/116 GLASS STREET ESSENDON VIC 3040	\$1,075,000	18-Nov-25
42A SUSSEX STREET PASCOE VALE SOUTH VIC 3044	\$1,140,000	13-Oct-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: 20 February 2026



**18 LOCH CRESCENT STRATHMORE
VIC 3041**

 3  3  1

Sold Price

\$1,180,000

Sold Date

09-Jan-26

Distance

1.52km



**1/116 GLASS STREET ESSENDON
VIC 3040**

 3  3  3

Sold Price

\$1,075,000

Sold Date

18-Nov-25

Distance

1.58km



**42A SUSSEX STREET PASCOE
VALE SOUTH VIC 3044**

 4  2  2

Sold Price

\$1,140,000

Sold Date

13-Oct-25

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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