

## 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

24 YORK STREET STRATHMORE VIC 3041

### Indicative selling price

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

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Jan 2025

to

31 Dec 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

1B KILBURN STREET STRATHMORE VIC 3041	\$920,000	19-Aug-25
2/65 MASCOMA STREET STRATHMORE VIC 3041	\$936,500	13-Dec-25
51 FIRST AVENUE STRATHMORE VIC 3041	\$940,000	01-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: 22 January 2026

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**1B KILBURN STREET STRATHMORE VIC 3041** Sold Price **\$920,000** Sold Date **19-Aug-25**  
 Distance **0.69km**  
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**2/65 MASCOMA STREET STRATHMORE VIC 3041** Sold Price **\$936,500** Sold Date **13-Dec-25**  
 Distance **0.92km**  
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**51 FIRST AVENUE STRATHMORE VIC 3041** Sold Price **\$940,000** Sold Date **01-Sep-25**  
 Distance **0.86km**  
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RS = Recent sale      UN = Undisclosed Sale

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