

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

3/11 ROSLYN 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$806,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Jun 2024

to

31 May 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

3/9 GREGORY STREET OAK PARK VIC 3046	\$695,000	21-Mar-25
3/42 DANIN STREET PASCOE VALE VIC 3044	\$690,000	23-May-25
2/22 ROYAL AVENUE ESSENDON NORTH VIC 3041	\$758,500	02-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: 25 June 2025



**3/9 GREGORY STREET OAK PARK
VIC 3046**

Sold Price

\$695,000

Sold Date

21-Mar-25

 2

 1

 1

Distance

0.74km



**3/42 DANIN STREET PASCOE
VALE VIC 3044**

Sold Price

^{RS} **\$690,000**

Sold Date

23-May-25

 2

 1

 1

Distance

1.36km



**2/22 ROYAL AVENUE ESSENDON
NORTH VIC 3041**

Sold Price

\$758,500

Sold Date

02-May-25

 2

 1

 2

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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