

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

3/40 WOODLAND 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

\$750,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$832,000

Property type

Unit

Suburb

Strathmore

Period-from

01 May 2024

to

30 Apr 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

2/40 WOODLAND STREET STRATHMORE VIC 3041	\$755,000	23-Dec-24
3/130 LEBANON STREET STRATHMORE VIC 3041	\$731,000	30-Nov-24
1/130 LEBANON STREET STRATHMORE VIC 3041	\$740,000	05-Dec-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: 12 May 2025



**2/40 WOODLAND STREET
STRATHMORE VIC 3041**

 2  1  1

Sold Price

\$755,000

Sold Date **23-Dec-24**

Distance

0km



**3/130 LEBANON STREET
STRATHMORE VIC 3041**

 2  1  1

Sold Price

\$731,000

Sold Date **30-Nov-24**

Distance

2.69km



**1/130 LEBANON STREET
STRATHMORE VIC 3041**

 2  2  1

Sold Price

\$740,000

Sold Date **05-Dec-24**

Distance

2.69km

RS = Recent sale

UN = Undisclosed Sale

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