

## 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

353 MASCOMA STREET STRATHMORE HEIGHTS 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	\$1,050,000	&	\$1,150,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$1,060,000	Property type	House	Suburb	Strathmore Heights
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
353A MASCOMA STREET STRATHMORE HEIGHTS VIC 3041	1190000	05-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: 05 January 2026



**353A MASCOMA STREET  
STRATHMORE HEIGHTS VIC 3041**

 3  2  1

Sold Price

**1190000** Sold Date **05-Sep-25**

Distance **0.01km**

**RS** = Recent sale **UN** = Undisclosed Sale

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