

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

53 ROLAND AVENUE 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

\$1,790,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Strathmore

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

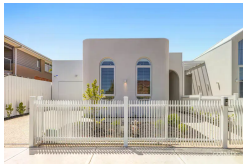
Date of sale

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 32A DUBLIN AVENUE STRATHMORE VIC 3041  | -           | 06-Mar-26 |
| 155A BRADSHAW STREET ESSENDON VIC 3040 | \$1,817,000 | 09-Feb-26 |
|                                        |             |           |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 29 July 2026



**32A DUBLIN AVENUE  
STRATHMORE VIC 3041**

 4  2  1

Sold Price

RS - UN

Sold Date **06-Mar-26**

Distance **0.53km**



**155A BRADSHAW STREET  
ESSENDON VIC 3040**

 3  2  2

Sold Price

**\$1,817,000**

Sold Date **09-Feb-26**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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