

## 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

54 HILLSYDE PARADE 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

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Strathmore

Period-from

01 Sep 2025

to

31 Aug 2026

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

|                                               |             |           |
|-----------------------------------------------|-------------|-----------|
| 71 MITCHELL PARADE PASCOE VALE SOUTH VIC 3044 | \$1,460,000 | 11-Jul-26 |
| 14 NAPIER CRESCENT ESSENDON VIC 3040          | \$1,485,000 | 15-Jun-26 |
| 2 LEBANON STREET STRATHMORE VIC 3041          | \$1,250,000 | 02-May-26 |

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: 23 September 2026



**71 MITCHELL PARADE PASCOE  
VALE SOUTH VIC 3044**

 3  1  2

Sold Price

<sup>RS</sup> **\$1,460,000**

Sold Date

**11-Jul-26**

Distance

**0.73km**



**14 NAPIER CRESCENT ESSENDON  
VIC 3040**

 4  1  2

Sold Price

**\$1,485,000**

Sold Date

**15-Jun-26**

Distance

**1.39km**



**2 LEBANON STREET STRATHMORE  
VIC 3041**

 3  2  1

Sold Price

**\$1,250,000**

Sold Date

**02-May-26**

Distance

**0.94km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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