

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

8A TALBOT ROAD 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

\$950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

Other

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 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

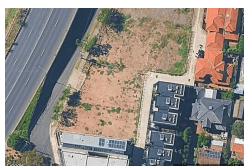
Date of sale

9 CARRICK LANE STRATHMORE VIC 3041	\$995,000	03-Mar-26
14A TALBOT ROAD STRATHMORE VIC 3041	\$925,000	23-Mar-26
25 POWER STREET PASCOE VALE SOUTH VIC 3044	\$942,000	11-Jul-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: 16 July 2026



**9 CARRICK LANE STRATHMORE
VIC 3041**

 3  2  2

Sold Price

\$995,000

Sold Date

03-Mar-26

Distance

0.02km



**14A TALBOT ROAD STRATHMORE
VIC 3041**

 3  2  2

Sold Price

\$925,000

Sold Date

23-Mar-26

Distance

0.04km



**25 POWER STREET PASCOE VALE
SOUTH VIC 3044**

 3  2  1

Sold Price

^{RS} **\$942,000**

Sold Date

11-Jul-26

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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