

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

21 Esmale Street, Strathmore Vic 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,727,500

Property Type House

Suburb Strathmore

Period - From 01/07/2024

to

30/06/2025

Source REIV

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 six 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
1	5 Loeman St STRATHMORE 3041	\$1,175,000	21/06/2025
2	18 Lamart St STRATHMORE 3041	\$1,253,000	05/06/2025
3	14 Esmale St STRATHMORE 3041	\$1,225,000	05/05/2025

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 six months.~~

This Statement of Information was prepared on:

07/07/2025 15:26



6 2 2

Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments

Brick home in original condition. Land value only.

Comparable Properties



5 Loeman St STRATHMORE 3041 (REI)

2 1 2

Price: \$1,175,000

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)

Agent Comments

Smaller block. Superior location.



18 Lamart St STRATHMORE 3041 (REI/VG)

3 1 2

Price: \$1,253,000

Method: Private Sale

Date: 05/06/2025

Property Type: House

Land Size: 1047 sqm approx

Agent Comments

Larger block of land. Inferior location.



14 Esmale St STRATHMORE 3041 (REI/VG)

4 1 2

Price: \$1,225,000

Method: Sold Before Auction

Date: 05/05/2025

Property Type: House (Res)

Land Size: 738 sqm approx

Agent Comments

Larger block of land located in the same street.