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	21 Esmale Street, Strathmore Vic 3041
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,727,500	Pro	perty 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

Add	dress 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 comparableproperties 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





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Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** Year ending June 2025: \$1,727,500



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)

Agent Comments

Smaller block. Superior location.

Price: \$1,175,000 Method: Auction Sale Date: 21/06/2025

Property Type: House (Res)



18 Lamart St STRATHMORE 3041 (REI/VG)

Agent Comments

Larger block of land. Inferior location.

Price: \$1,253,000 Method: Private Sale Date: 05/06/2025 Property Type: House

Land Size: 1047 sqm approx

14 Esmale St STRATHMORE 3041 (REI/VG)

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.

Account - Jellis Craig | P: 03 9379 2000





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