### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

Address	17 Strathaird Street, Strathmore Vic 3041
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,080,000	&	\$1,170,000
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#### 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

7,01	aress of comparable property	1 1100	Date of Sale
1	363 Mascoma St STRATHMORE HEIGHTS 3041	\$1,000,000	12/04/2025
2	48 De Havilland Av STRATHMORE HEIGHTS 3041	\$1,090,000	16/03/2025
3	25 Strathnaver Av STRATHMORE 3041	\$1,210,000	08/03/2025

#### 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:	28/07/2025 13:39



Date of sale











**Property Type:**Agent Comments

Indicative Selling Price \$1,080,000 - \$1,170,000 Median House Price Year ending June 2025: \$1,727,500

## Comparable Properties

363 Mascoma St STRATHMORE HEIGHTS 3041 (REI)

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**Agent Comments** 

Price: \$1,000,000

Method:

Date: 12/04/2025 Property Type: House



48 De Havilland Av STRATHMORE HEIGHTS 3041

(REI/VG)

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Price: \$1,090,000 Method: Private Sale Date: 16/03/2025 Property Type: House Land Size: 570 sqm approx Agent Comments





Price: \$1,210,000

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Method: Auction Sale Date: 08/03/2025

Property Type: House (Res) Land Size: 531 sqm approx

**Agent Comments** 

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655





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