

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

65 Glenview Road, Strathmore Vic 3041

Indicative selling price

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

Single price

\$2,300,000

Median sale price

Median price

\$1,705,000

Property Type

House

Suburb

Strathmore

Period - From

01/04/2024

to

31/03/2025

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	21 Hillside Pde STRATHMORE 3041	\$2,220,000	27/05/2025
2	27 Grammar St STRATHMORE 3041	\$2,031,000	25/05/2025
3	4 Houston Av STRATHMORE 3041	\$2,325,000	24/05/2025

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:

02/06/2025 09:18

65 Glenview Road, Strathmore Vic 3041

**Jellis
Craig**

Chauntel Considine

9379 2000

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chauntelconsidine@jellisrcraig.com.au

Indicative Selling Price

\$2,300,000

Median House Price

Year ending March 2025: \$1,705,000



4 2 2

Rooms: 8

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Double storey family home offering 4 bed, 2 bath, 2 car & pool.

Comparable Properties



21 Hillside Pde STRATHMORE 3041 (REI)

4 2 4

Price: \$2,220,000

Method: Sold Before Auction

Date: 27/05/2025

Property Type: House (Res)

Land Size: 712 sqm approx

Agent Comments

Sloping block with same accommodation.



27 Grammar St STRATHMORE 3041 (REI)

5 2 3

Price: \$2,031,000

Method: Auction Sale

Date: 25/05/2025

Property Type: House (Res)

Land Size: 646 sqm approx

Agent Comments

Similar size home and land. Home is more dated and a small backyard.



4 Houston Av STRATHMORE 3041 (REI)

3 2 2

Price: \$2,325,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Agent Comments

Smaller home with a newer renovation through-out.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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