

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

3/242 Woodland Street, Strathmore Vic 3041

Indicative selling price

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

Range between

\$770,000

&

\$830,000

Median sale price

Median price

\$837,500

Property Type

Unit

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 | 2/36 Evans St MOONEE PONDS 3039 | \$800,000 | 05/07/2025 |
| 2 | 4/9 Ardoch St ESSENDON 3040 | \$835,000 | 31/05/2025 |
| 3 | 2/242 Woodland St STRATHMORE 3041 | \$875,000 | 04/04/2025 |

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:

04/08/2025 11:00

3/242 Woodland Street, Strathmore Vic 3041

JellisCraig

Jason Johnson
0438 305 044
jasonjohnson@jelliscraig.com.au



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$770,000 - \$830,000

Median Unit Price

Year ending June 2025: \$837,500

1970's Brick townhouse. Has been updated, New kitchen benchtops and oven, Back deck area outside.

Comparable Properties

2/36 Evans St MOONEE PONDS 3039 (REI)

2 1 1

Price: \$800,000

Method:

Date: 05/07/2025

Property Type: House

Agent Comments

Similar vintage home in Moonee Ponds.



4/9 Ardoch St ESSENDON 3040 (REI)

3 1 1

Price: \$835,000

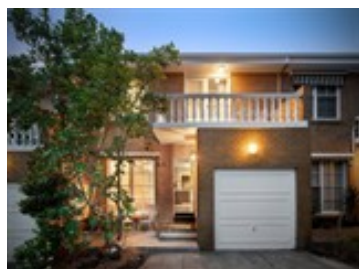
Method: Auction Sale

Date: 31/05/2025

Property Type: Townhouse (Res)

Agent Comments

Similar vintage home. 3 beds V's 2 beds



2/242 Woodland St STRATHMORE 3041 (REI/VG)

3 1 1

Price: \$875,000

Method: Sold Before Auction

Date: 04/04/2025

Property Type: Townhouse (Res)

Agent Comments

Sale in the block. A 3rd bedroom was created upstairs

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.