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	34 Streldon Avenue, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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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 Price

1	18 Lamart St STRATHMORE 3041	\$1,253,000	05/06/2025
2	8 Roslyn St STRATHMORE 3041	\$1,300,000	04/06/2025
3	162 Mascoma St STRATHMORE 3041	\$1,275,000	04/06/2025

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:	17/07/2025 11:42



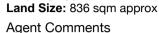
Date of sale



Kieran Molonev 8378 0500 0400 634 565

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** Year ending June 2025: \$1,727,500

KieranMoloney@jelliscraig.com.au



Property Type: House (Res)

Original home offering 4 bed, 2 bath & 2 car on 836sgm. Ideal for those looking to renovate, re-build or develop STCA.



Comparable Properties



18 Lamart St STRATHMORE 3041 (REI/VG)

Agent Comments

Larger block with a massive easement restricting the potential.

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

Land Size: 1047 sqm approx



8 Roslyn St STRATHMORE 3041 (REI)

Agent Comments

Smaller block of land located next to the airport.

Price: \$1,300,000

Method: Sold Before Auction

Date: 04/06/2025

Property Type: House (Res) Land Size: 757 sqm approx



162 Mascoma St STRATHMORE 3041 (REI)

Agent Comments

Located around the corner on a smaller block (544sqm).

Price: \$1,275,000 Method: Private Sale Date: 04/06/2025 Property Type: House

Account - Jellis Craig | P: 03 9379 2000



