

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

13a Dublin Avenue, Strathmore Vic 3041

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$868,500

Property Type Unit

Suburb Strathmore

Period - From 01/04/2025

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	1/351 Napier St STRATHMORE 3041	\$990,000	17/07/2025
2	2/38 Royal Av ESSENDON NORTH 3041	\$1,043,000	09/05/2025
3	3/88 Woodland St STRATHMORE 3041	\$995,000	04/02/2025

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:

29/07/2025 14:44



Property Type:

Agent Comments

Comparable Properties



1/351 Napier St STRATHMORE 3041 (REI)

Agent Comments



Price: \$990,000

Method: Sold Before Auction

Date: 17/07/2025

Property Type: Villa



2/38 Royal Av ESSENDON NORTH 3041 (REI/VG)

Agent Comments



Price: \$1,043,000

Method: Sold Before Auction

Date: 09/05/2025

Property Type: Villa

Land Size: 364 sqm approx



3/88 Woodland St STRATHMORE 3041 (VG)

Agent Comments



Price: \$995,000

Method: Sale

Date: 04/02/2025

Property Type: Flat/Unit/Apartment (Res)