

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

18 Talbot Road, Strathmore Vic 3041

Indicative selling price

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

Range between \$990,000 & \$1,089,000

Median sale price

Median price \$1,657,500 Property Type House Suburb Strathmore

Period - From 01/04/2025 to 31/03/2026 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	4/86 Railway Pde PASCOE VALE 3044	\$970,000	09/04/2026
2	7 Northumberland Rd PASCOE VALE 3044	\$995,000	13/02/2026
3	18 Loch Cr STRATHMORE 3041	\$1,180,000	28/01/2026

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:

20/04/2026 11:57

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3 2 2

Property Type: House - Attached
House N.E.C.

Agent Comments

Indicative Selling Price
\$990,000 - \$1,089,000
Median House Price
Year ending March 2026: \$1,657,500

Comparable Properties



4/86 Railway Pde PASCOE VALE 3044 (REI)

Agent Comments

3 2 2

Price: \$970,000
Method: Sold Before Auction
Date: 09/04/2026
Property Type: Townhouse (Res)



7 Northumberland Rd PASCOE VALE 3044 (REI)

Agent Comments

3 2 2

Price: \$995,000
Method: Private Sale
Date: 13/02/2026
Property Type: House



18 Loch Cr STRATHMORE 3041 (REI/VG)

Agent Comments

3 3 2

Price: \$1,180,000
Method: Private Sale
Date: 28/01/2026
Property Type: Townhouse (Single)
Land Size: 202 sqm approx

Account - Whitefox Real Estate | P: 96459699



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