

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

277 Napier Street, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,727,500

Property 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	Date of sale
1	18 Glen St ESSENDON 3040	\$1,971,000	13/06/2025
2	27 Grammar St STRATHMORE 3041	\$2,031,000	25/05/2025
3	30 Magdala Av STRATHMORE 3041	\$2,000,000	26/04/2025

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:

31/07/2025 10:49

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Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

Year ending June 2025: \$1,727,500



4
 3
 2

Property Type: House (Res)**Land Size:** 723 sqm approx**Agent Comments**

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

Comparable Properties

**18 Glen St ESSENDON 3040 (REI)**

4
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Price: \$1,971,000**Method:** Private Sale**Date:** 13/06/2025**Property Type:** House**Land Size:** 564 sqm approx**Agent Comments**

Smaller block with in a superior street.

**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**

Offers 1 extra bed in a superior street.

**30 Magdala Av STRATHMORE 3041 (REI)**

4
 2
 4

Price: \$2,000,000**Method:** Sold Before Auction**Date:** 26/04/2025**Property Type:** House (Res)**Land Size:** 717 sqm approx**Agent Comments**

In a superior street.