

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 Odin Street, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,705,000

Property Type House

Suburb Strathmore

Period - From 01/04/2024

to 31/03/2025

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	29 Devereaux St OAK PARK 3046	\$1,679,000	01/05/2025
2	5 Archibald St PASCOE VALE 3044	\$1,700,000	24/03/2025
3	18 Wendora St STRATHMORE 3041	\$1,511,000	14/03/2025

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:

26/06/2025 18:22

3 Odin Street, Strathmore Vic 3041



Chauntel Considine
9379 2000
0407 741 456

chauntelconsidine@jellisrcraig.com.au

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending March 2025: \$1,705,000



5 2 2

Property Type: House

Land Size: 697 sqm approx

Agent Comments

Renovated family home offering 5 bed, 2 bath, 2 living & 2 car.

Comparable Properties



29 Devereaux St OAK PARK 3046 (REI)

5 3 2

Price: \$1,679,000

Method: Sold Before Auction

Date: 01/05/2025

Property Type: House (Res)

Land Size: 696 sqm approx

Agent Comments

Larger home on a sloping block.



5 Archibald St PASCOE VALE 3044 (REI)

5 2 2

Price: \$1,700,000

Method: Sold Before Auction

Date: 24/03/2025

Property Type: House (Res)

Land Size: 814 sqm approx

Agent Comments

Newer home on a larger block.



18 Wendora St STRATHMORE 3041 (REI/VG)

3 2 4

Price: \$1,511,000

Method: Sold Before Auction

Date: 14/03/2025

Property Type: House (Res)

Land Size: 753 sqm approx

Agent Comments

Offers less accommodation on a larger block.

Account - Jellis Craig | P: 03 9379 2000



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