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	9a Woolart Street, Strathmore Vic 3041
Including suburb and	
postcode	

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

Add	dress of comparable property	Price	Date of sale
1	1a Streldon Av STRATHMORE 3041	\$1,330,000	02/06/2025
2	41A Snell Gr OAK PARK 3046	\$1,295,000	03/05/2025
3	15A Willonga St STRATHMORE 3041	\$1,380,000	04/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/07/2025 15:15





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



Property Type: House

Agent Comments Near new townhouse

Comparable Properties



1a Streldon Av STRATHMORE 3041 (REI)

Price: \$1,330,000 Method: Private Sale Date: 02/06/2025 Property Type: House Land Size: 285 sqm approx

Agent Comments

Same accommodation, same suburb, similar condition



41A Snell Gr OAK PARK 3046 (REI)





Agent Comments

Inferior suburb, similar accommodation, not as new

Price: \$1,295,000 Method: Auction Sale Date: 03/05/2025 Property Type: House Land Size: 314 sqm approx



15A Willonga St STRATHMORE 3041 (REI/VG)



Agent Comments

Similar accommodation, Same suburb, very comparable

Price: \$1,380,000 Method: Private Sale Date: 04/03/2025 Rooms: 5

Property Type: House (Res) Land Size: 326 sqm approx

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





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