

# 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

9a Woolart Street, Strathmore Vic 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,300,000

&

\$1,400,000

### 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	1a Strelton 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 comparable properties 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



4 3 2

**Property Type:** House

**Agent Comments**

Near new townhouse

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

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

## Comparable Properties



**1a Strelton Av STRATHMORE 3041 (REI)**

4 2 5

**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)**

4 3 2

**Price:** \$1,295,000

**Method:** Auction Sale

**Date:** 03/05/2025

**Property Type:** House

**Land Size:** 314 sqm approx

**Agent Comments**

Inferior suburb, similar  
accommodation, not as new



**15A Willonga St STRATHMORE 3041 (REI/VG)**

4 3 1

**Price:** \$1,380,000

**Method:** Private Sale

**Date:** 04/03/2025

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 326 sqm approx

**Agent Comments**

Similar accommodation, Same suburb,  
very comparable

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