

# 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 Magdala Avenue, Strathmore Vic 3041

### Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

### 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	27 Grammar St STRATHMORE 3041	\$2,031,000	25/05/2025
2	2 Columban Av STRATHMORE 3041	\$2,154,000	06/05/2025
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:

16/06/2025 10:43

3 Magdala Avenue, Strathmore Vic 3041

**Jellis  
Craig**

Kieran Moloney

8378 0500

0400 634 565

kieranmoloney@jellisrcraig.com.au

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

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



**Rooms:** 8

**Property Type:** House

**Agent Comments**

Large original family home offering 4 bed, 4 bath, 3 living, 2 car garage and pool on a large block of land. Ideal for those looking to renovate, re-build or develop STCA. Irregular shaped block.

## Comparable Properties



**27 Grammar St STRATHMORE 3041 (REI)**



**Price:** \$2,031,000

**Method:** Auction Sale

**Date:** 25/05/2025

**Property Type:** House (Res)

**Land Size:** 646 sqm approx

**Agent Comments**

Smaller block. House is in better condition.



**2 Columban Av STRATHMORE 3041 (REI)**



**Price:** \$2,154,000

**Method:** Auction Sale

**Date:** 06/05/2025

**Property Type:** House (Res)

**Land Size:** 689 sqm approx

**Agent Comments**

Smaller block. House is in better condition.



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



**Price:** \$2,000,000

**Method:** Sold Before Auction

**Date:** 26/04/2025

**Property Type:** House (Res)

**Land Size:** 717 sqm approx

**Agent Comments**

Located in the same street. Smaller rectangular block.

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.