Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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

Single price \$1,550,000

Median sale price

Median price	\$1,762,500	Pro	perty Type	House		Suburb	Strathmore
Period - From	01/04/2025	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

1	54 Williamson Av STRATHMORE 3041	\$1,591,000	09/08/2025
2	54 Kernan St STRATHMORE 3041	\$1,555,000	17/03/2025
3	148A Lebanon St STRATHMORE 3041	\$1,600,000	19/02/2025

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:	11/08/2025 08:18



Date of sale

JellisCraig









Property Type: House (Res)

Agent Comments Near new townhouse

Indicative Selling Price \$1,550,000 **Median House Price** June quarter 2025: \$1,762,500

Comparable Properties



54 Williamson Av STRATHMORE 3041 (REI)



Price: \$1,591,000







Agent Comments

Similar accommodation, better location not as new.

Method: Auction Sale Date: 09/08/2025

Property Type: House (Res) Land Size: 306 sqm approx



54 Kernan St STRATHMORE 3041 (REI/VG)









Agent Comments

Same accommodation, Similar location, not as new

Price: \$1,555,000 Method: Private Sale Date: 17/03/2025 Property Type: House Land Size: 332 sqm approx



148A Lebanon St STRATHMORE 3041 (REI/VG)





Agent Comments

More accommodation, near new condition, same location

Price: \$1,600,000 Method: Private Sale Date: 19/02/2025 Property Type: House Land Size: 540 sqm approx

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





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