

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

Single price

\$1,550,000

Median sale price

Median price

\$1,762,500

Property 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	Price	Date of sale
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



4
 3
 2

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)

3
 2
 2

Price: \$1,591,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)

Land Size: 306 sqm approx

Agent Comments

Similar accommodation, better location not as new.



54 Kernan St STRATHMORE 3041 (REI/VG)

4
 2
 3

Price: \$1,555,000

Method: Private Sale

Date: 17/03/2025

Property Type: House

Land Size: 332 sqm approx

Agent Comments

Same accommodation, Similar location, not as new



148A Lebanon St STRATHMORE 3041 (REI/VG)

5
 3
 2

Price: \$1,600,000

Method: Private Sale

Date: 19/02/2025

Property Type: House

Land Size: 540 sqm approx

Agent Comments

More accommodation, near new condition, same location

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