

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

1b Kilburn Street, Strathmore Vic 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000

&

\$950,000

Median sale price

Median price \$837,500

Property Type Unit

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	1/13 Mccracken Av PASCOE VALE 3044	\$884,000	28/06/2025
2	3/2 Magdala Av STRATHMORE 3041	\$1,000,000	28/05/2025
3	4/7 Danin St PASCOE VALE 3044	\$880,000	25/05/2025

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:

07/07/2025 17:48

1b Kilburn Street, Strathmore Vic 3041

**Jellis
Craig**

Chauntel Considine

9379 2000

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chauntelconsidine@jellisrcraig.com.au

Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

Year ending June 2025: \$837,500



3 2 2

Rooms: 4

Property Type: Townhouse

Agent Comments

Modern townhouse with reverse living offering 3 bed, 2 bath & 2 car.

Comparable Properties



1/13 Mccracken Av PASCOE VALE 3044 (REI)

3 1 1

Price: \$884,000

Method: Auction Sale

Date: 28/06/2025

Property Type: Townhouse (Res)

Agent Comments

Offers a retreat with 1 less bath.



3/2 Magdala Av STRATHMORE 3041 (REI)

3 2 2

Price: \$1,000,000

Method: Private Sale

Date: 28/05/2025

Property Type: Townhouse (Single)

Agent Comments

No street frontage in a superior location.



4/7 Danin St PASCOE VALE 3044 (REI)

3 2 1

Price: \$880,000

Method: Private Sale

Date: 25/05/2025

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 157 sqm approx

Agent Comments

Brand new property. Inferior location.

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



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