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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	en \$900,000		&		\$950,000			
Median sale pr	rice							
Median price	\$837,500	Pro	operty Type	Unit			Suburb	Strathmore
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ado	dress 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

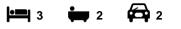


1b Kilburn Street, Strathmore Vic 3041



Chauntel Considine





 Rooms: 4

 Property Type: Townhouse
 Year ending Ju

 Agent Comments

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

9379 2000 0407 741 456 chauntelconsidine@jelliscraig.com.au

Indicative Selling Price \$900,000 - \$950,000 Median Unit Price Year ending June 2025: \$837,500

Comparable Properties

1/13 Mccracken Av PASCOE VALE 3044 (REI) 1 3 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 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) →→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→	Agent Comments Brand new property. Inferior location.

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



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