

# 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

2 Carrick Lane, 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 \$850,000 & \$900,000

### Median sale price

Median price \$902,500 Property Type Townhouse Suburb Strathmore

Period - From 22/06/2025 to 21/06/2026 Source Property Data

### 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	47 Anderson St PASCOE VALE 3044	\$890,000	23/05/2026
2	5/70 Richardson St ESSENDON 3040	\$863,000	01/05/2026
3	40 Ardoch St ESSENDON 3040	\$902,000	01/04/2026

**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:

22/06/2026 11:39



 3  2  1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$850,000 - \$900,000

**Median Townhouse Price**

22/06/2025 - 21/06/2026: \$902,500

## Comparable Properties



**47 Anderson St PASCOE VALE 3044 (REI)**

Agent Comments

 3  2  2

**Price:** \$890,000

**Method:** Auction Sale

**Date:** 23/05/2026

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 166 sqm approx



**5/70 Richardson St ESSENDON 3040 (REI)**

Agent Comments

 3  2  2

**Price:** \$863,000

**Method:** Auction Sale

**Date:** 01/05/2026

**Rooms:** 4

**Property Type:** Townhouse (Res)



**40 Ardoch St ESSENDON 3040 (REI/VG)**

Agent Comments

 3  3  2

**Price:** \$902,000

**Method:** Auction Sale

**Date:** 01/04/2026

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 200 sqm approx

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788