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	72 Carnarvon Road, Strathmore Vic 3041

Indicative selling price

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

Range between $1,950,000 & $2,050,000

Median sale price

Median price $1,555,000 Property Type House Suburb Strathmore

Period - From 01/01/2025 to 31/12/2025 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	140 Roberts St ESSENDON 3040	$2,050,000	13/12/2025
2	58 Kernan St STRATHMORE 3041	$1,970,000	11/12/2025
3	16 Carnarvon Rd STRATHMORE 3041	$1,835,000	04/12/2025

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: 14/01/2026 09:32

72 Carnarvon Road, Strathmore Vic 3041

Chauntel Considine
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0407 741 456
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5 3 2

Rooms: 8
Property Type: House (Res)
Land Size: 894 sqm approx

Indicative Selling Price
$1,950,000 - $2,050,000
Median House Price
Year ending December 2025: $1,555,000

Agent Comments

Double storey home offering 5 bed (or 4 + study), 3 bath, 2 living & 2 car.

Comparable Properties



140 Roberts St ESSENDON 3040 (REI)

3 1 4

Price: $2,050,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments

Smaller block and land. Essendon location.



58 Kernan St STRATHMORE 3041 (REI)

3 2 3

Price: $1,970,000
Method: Private Sale
Date: 11/12/2025
Property Type: House (Res)

Agent Comments

Located around the corner. Newer renovation on a smaller block.



16 Carnarvon Rd STRATHMORE 3041 (REI)

3 1 3

Price: $1,835,000
Method: Private Sale
Date: 04/12/2025
Property Type: House

Agent Comments

Located in the same street. Smaller block of 560sqm.

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