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	32 DUBLIN AVENUE STRATHMORE VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,955,000	&	$2,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,675,000	Property type	House	Suburb	Strathmore
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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 6 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
65A KERFERD STREET ESSENDON NORTH VIC 3041	$1,900,000	19-Aug-25
4 HOUSTON AVENUE STRATHMORE VIC 3041	$2,325,000	24-May-25
12 YORK STREET STRATHMORE VIC 3041	$1,985,000	20-May-25

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 6 months.~~

This Statement of Information was prepared on: 31 October 2025

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65A KERFERD STREET ESSENDON NORTH VIC 3041

3 2 2

Sold Price **$1,900,000** Sold Date **19-Aug-25**

Distance **0.61km**



4 HOUSTON AVENUE STRATHMORE VIC 3041

3 2 1

Sold Price **$2,325,000** Sold Date **24-May-25**

Distance **0.75km**



12 YORK STREET STRATHMORE VIC 3041

4 3 2

Sold Price **$1,985,000** Sold Date **20-May-25**

Distance **0.83km**

RS = Recent sale **UN** = Undisclosed Sale

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