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	16/2 NORTH 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	$520,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$755,000	Property type	Unit	Suburb	Strathmore
Period-from	01 Jan 2025	to	31 Dec 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.

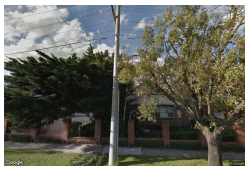
Address of comparable property	Price	Date of sale
10/82 BULLA ROAD STRATHMORE VIC 3041	$510,000	11-Oct-25
204/8 STURT STREET ESSENDON VIC 3040	$545,000	18-Oct-25
6/22-24 DONALD AVENUE ESSENDON VIC 3040	$520,000	16-Jan-26

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: 21 January 2026

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10/82 BULLA ROAD STRATHMORE VIC 3041

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Sold Price **$510,000** Sold Date **11-Oct-25**

Distance **2.06km**



204/8 STURT STREET ESSENDON VIC 3040

2 1 1

Sold Price **$545,000** Sold Date **18-Oct-25**

Distance **1.33km**



6/22-24 DONALD AVENUE ESSENDON VIC 3040

2 1 1

Sold Price RS **$520,000** Sold Date **16-Jan-26**

Distance **1.36km**

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

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