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	15 Kilburn Street, Strathmore Vic 3041

Indicative selling price

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

Range between $2,300,000 & $2,530,000

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	32 Glenview Rd STRATHMORE 3041	$2,300,000	31/12/2025
2	25 Grammar St STRATHMORE 3041	$2,300,000	29/11/2025
3	2 Crisp St ESSENDON 3040	$2,325,000	25/10/2025

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: 27/01/2026 09:49

15 Kilburn Street, Strathmore Vic 3041

JellisCraig

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4 2 4

Property Type: House
Land Size: 1070 sqm approx

Indicative Selling Price
$2,300,000 - $2,530,000
Median House Price
Year ending December 2025: $1,555,000

Agent Comments

Californian Bungalow at the high point of Kilburn Street on land of approx. 1070m2.

Comparable Properties



32 Glenview Rd STRATHMORE 3041 (REI)

3 1 1

Price: $2,300,000
Method: Private Sale
Date: 31/12/2025
Property Type: House
Land Size: 789 sqm approx

Agent Comments

Both properties have similar internal features and are located in close proximity to amenities. Inferior as property is on smaller land content, and lacks an additional bedroom space.



25 Grammar St STRATHMORE 3041 (REI)

2 1 2

Price: $2,300,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 1015 sqm approx

Agent Comments

Both properties are on 1000m2+ of land. Inferior as properties does not offer additional bedroom zones. Superior location for most.



2 Crisp St ESSENDON 3040 (REI)

5 3 2

Price: $2,325,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 609 sqm approx

Agent Comments

Superior as the property has an additional bedroom space and is more modern internally. Inferior as land content is much smaller in size.

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