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	51 Melissa Street, Strathmore Vic 3041

Indicative selling price

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

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

Median sale price

Median price $832,500 Property Type Unit Suburb Strathmore

Period - From 01/04/2025 to 31/03/2026 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	1/2 Grevillia Rd OAK PARK 3046	$1,070,000	07/05/2026
2	1/45 Watt Av OAK PARK 3046	$1,040,000	25/04/2026
3	29 Mascoma St STRATHMORE 3041	$1,050,000	23/04/2026

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: 15/05/2026 10:00

51 Melissa Street, Strathmore Vic 3041

JellisCraig

Kieran Moloney
8378 0500
0400 634 565
kieranmoloney@jelliscraig.com.au



4 2 2

Rooms: 5
Property Type: Townhouse

Indicative Selling Price
$1,000,000 - $1,050,000
Median Unit Price
Year ending March 2026: $832,500

Agent Comments

Renovated townhouse offering 3 bed + study (or 4th bed), 2 bath & 2 car.

Comparable Properties



1/2 Grevillia Rd OAK PARK 3046 (REI)

3 2 2

Price: $1,070,000
Method: Sold Before Auction
Date: 07/05/2026
Property Type: Townhouse (Res)

Agent Comments

Offers a retreat opposed to a 4th bed/study & also has a double garage.



1/45 Watt Av OAK PARK 3046 (REI)

4 2 2

Price: $1,040,000
Method: Private Sale
Date: 25/04/2026
Property Type: Townhouse (Single)

Agent Comments

Newer property. Inferior location.



29 Mascoma St STRATHMORE 3041 (REI)

3 2 1

Price: $1,050,000
Method: Private Sale
Date: 23/04/2026
Property Type: House (Res)

Agent Comments

Newer property with 1 less room. Located on the corner of Melissa & Mascoma.

REIV THE DIFFERENCE

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