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	116 Lebanon Street, Strathmore Vic 3041

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $1,828,000 Property Type House Suburb Strathmore

Period - From 01/01/2026 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	35 Brosnan Cr STRATHMORE 3041	$1,680,000	08/05/2026
2	116a Lebanon St STRATHMORE 3041	$1,750,000	06/02/2026
3	42a Devon Rd PASCOE VALE 3044	$1,510,000	02/02/2026

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: 30/06/2026 10:00

116 Lebanon Street, Strathmore Vic 3041

JellisCraig

Emma Hicks
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4 3 2

Property Type: House

Agent Comments

Brand new 4 bedroom house, 3 bathroom and off street parking for two cars.

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
March quarter 2026: $1,828,000

Comparable Properties



35 Brosnan Cr STRATHMORE 3041 (REI)

4 3 2

Price: $1,680,000
Method: Sold Before Auction
Date: 08/05/2026
Property Type: Townhouse (Res)

Agent Comments

Same suburb, similar accommodation, internal condition and parking.



116a Lebanon St STRATHMORE 3041 (REI/VG)

4 3 2

Price: $1,750,000
Method: Sold Before Auction
Date: 06/02/2026
Property Type: House
Land Size: 354 sqm approx

Agent Comments

Next door property (dual occ), slightly bigger and double garage. Same internal condition.



42a Devon Rd PASCOE VALE 3044 (REI/VG)

4 3 2

Price: $1,510,000
Method: Private Sale
Date: 02/02/2026
Property Type: House
Land Size: 315 sqm approx

Agent Comments

Same suburb, similar accommodation, internal condition and parking.

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