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	48 Carnarvon Road, Strathmore Vic 3041

Indicative selling price

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

Range between $1,600,000 & $1,650,000

Median sale price

Median price $1,613,000 Property Type House Suburb Strathmore

Period - From 01/07/2025 to 30/06/2026 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	268 Napier St STRATHMORE 3041	$1,650,000	13/05/2026
2	151 Deakin St ESSENDON 3040	$1,640,000	19/03/2026
3	1 Gilbertson St ESSENDON 3040	$1,630,000	02/03/2026

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: 07/07/2026 21:36

48 Carnarvon Road, Strathmore Vic 3041

JellisCraig

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4 1 2

Property Type: House
Land Size: 640 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,650,000
Median House Price
Year ending June 2026: $1,613,000

Comparable Properties



268 Napier St STRATHMORE 3041 (REI)

4 2 1

Price: $1,650,000
Method: Sold Before Auction
Date: 13/05/2026
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments

Similar land size, Same location, similar condition



151 Deakin St ESSENDON 3040 (REI)

3 2 4

Price: $1,640,000
Method: Sold Before Auction
Date: 19/03/2026
Property Type: House (Res)
Land Size: 607 sqm approx

Agent Comments

Similar land size, neighbouring suburb, similar condition



1 Gilbertson St ESSENDON 3040 (REI/VG)

3 1 4

Price: $1,630,000
Method: Private Sale
Date: 02/03/2026
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments

Similar land size, neighbouring suburb, similar condition

REIV THE DIFFERENCE | propertydata.com.au

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