Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 05/11/2026

Property offered for sale

Address
Including suburb and postcode: 1 Hewitt Court, Strathmore Vic 3041

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	3	3	N/A	557

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $3,750,000 & $3,850,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,560,000 | Property type: House | Suburb: Strathmore

Period: from 05/11/2025 to 04/11/2026 | Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	98 Bradshaw St ESSENDON 3040		
Sale price	$3,925,000	Date of sale	16/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	3	6	N/A	858

Comparable property 2

Address	38 York St STRATHMORE 3041		
Sale price	$4,200,000	Date of sale	13/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	5	3	4	N/A	651

Comparable property 3

Address	14 Merchiston Gr STRATHMORE 3041		
Sale price	$4,150,000	Date of sale	08/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	3	4	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=f864ea40182a5830b2a75e37e9df0e7b

1 Hewitt Court, Strathmore Vic 3041

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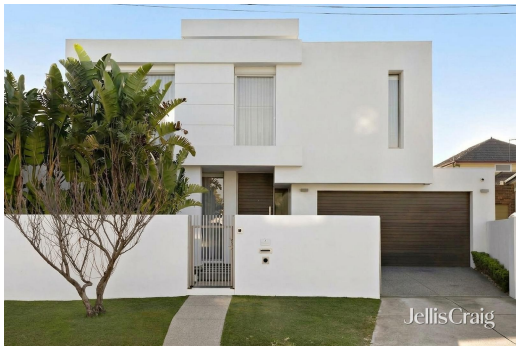
Indicative Selling Price
$3,750,000 - $3,850,000
Median House Price
05/11/2025 - 04/11/2026: $1,560,000



4 3 3

Property Type: House
Land Size: 557 sqm approx

Agent Comments

Comparable Properties



98 Bradshaw St ESSENDON 3040 (REI)

4 3 6

Price: $3,925,000
Method: Private Sale
Date: 16/07/2026
Property Type: House
Land Size: 858 sqm approx

Agent Comments

Both properties share the same accommodation, and within proximity to local amenities. Superior as land content is larger. Inferior the additional living area is smaller. Hewitt provides more living spaces internally. .



38 York St STRATHMORE 3041 (REI)

5 3 4

Price: $4,200,000
Method: Private Sale
Date: 13/05/2026
Property Type: House
Land Size: 651 sqm approx

Agent Comments

Both properties are similarly positioned and offer comparable modern facades, with each featuring a swimming pool. This property benefits from a slightly larger landholding, providing a modest point of difference between the two.



14 Merchiston Gr STRATHMORE 3041 (REI)

4 3 4

Price: $4,150,000
Method: Private Sale
Date: 08/05/2026
Property Type: House

Agent Comments

Both properties share the same accommodation and similar land content. Both in close proximity, sharing a similar distance to local amenities. Inferior as down stairs living is smaller for a larger scale home. Superior as offers additional parking space.

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