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	1/244 Woodland Street, Strathmore Vic 3041

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $913,000 Property Type Townhouse Suburb Strathmore

Period - From 19/03/2023 to 18/03/2024 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	20A Henshall Rd STRATHMORE 3041	$1,880,000	14/10/2023
2	12 Henshall Rd STRATHMORE 3041	$1,850,000	16/10/2023
3	54a Price St ESSENDON 3040	$1,832,000	04/12/2023

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: 19/03/2024 11:02

1/244 Woodland Street, Strathmore Vic 3041

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4 2 3

Property Type: Townhouse

Indicative Selling Price
$1,800,000 - $1,980,000
Median Townhouse Price
19/03/2023 - 18/03/2024: $913,000

Agent Comments

Modern 4 bedroom, 2 bathroom double storey townhouse with 3 car garage, located in prime pocket of Strathmore.

Comparable Properties



20A Henshall Rd STRATHMORE 3041 (REI/VG)

4 2 2

Price: $1,880,000
Method: Private Sale
Date: 14/10/2023
Property Type: House
Land Size: 304 sqm approx

Agent Comments

Superior location on quiet street also a newer build. Inferior as smaller garage and no pool.



12 Henshall Rd STRATHMORE 3041 (REI/VG)

4 3 3

Price: $1,850,000
Method: Sold Before Auction
Date: 16/10/2023
Property Type: House (Res)
Land Size: 304 sqm approx

Agent Comments

Superior location on quiet street. Inferior as smaller garage and no pool.



54a Price St ESSENDON 3040 (REI)

4 3 2

Price: $1,832,000
Method: Sold Before Auction
Date: 04/12/2023
Property Type: House (Res)

Agent Comments

Inferior car accommodation, New build in Essendon with similar interior, Does not have pool

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