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	59 Hillsyde Parade, Strathmore Vic 3041

Indicative selling price

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

Single price $1,100,000

Median sale price

Median price $1,550,000 Property Type House Suburb Strathmore

Period - From 01/07/2023 to 30/06/2024 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	17 Drina St STRATHMORE 3041	$1,110,000	09/09/2024
2	327 Ohea St PASCOE VALE SOUTH 3044	$1,155,000	07/09/2024
3	47 Hillsyde Pde STRATHMORE 3041	$1,180,000	01/08/2024

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: 04/10/2024 13:23

59 Hillsyde Parade, Strathmore Vic 3041

Chauntel Considine
9379 2000
0407 741 456
chauntelconsidine@jelliscraig.com.au



3 1 3

Rooms: 5
Property Type: House
Land Size: 650 sqm approx

Agent Comments

Elevated home offering 3 bed, 1 bath & 3 car.

Indicative Selling Price
$1,100,000
Median House Price
Year ending June 2024: $1,550,000

Comparable Properties



17 Drina St STRATHMORE 3041 (REI)

2 1 1

Price: $1,110,000
Method: Private Sale
Date: 09/09/2024
Property Type: House (Res)
Land Size: 752 sqm approx

Agent Comments

Smaller home on a larger block. Inferior location.



327 Ohea St PASCOE VALE SOUTH 3044 (REI)

3 1 4

Price: $1,155,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)

Agent Comments

Same accommodation. Flatter block. Inferior location.



47 Hillsyde Pde STRATHMORE 3041 (REI)

4 2 1

Price: $1,180,000
Method: Private Sale
Date: 01/08/2024
Rooms: 5
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Same street and same land. More accommodation.

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