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	34 Streldon Avenue, Strathmore Vic 3041

Indicative selling price

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

Range between $1,200,000 & $1,250,000

Median sale price

Median price $1,628,500 Property Type House Suburb Strathmore

Period - From 01/01/2024 to 31/03/2024 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	19 Brosnan Cr STRATHMORE 3041	$1,304,000	24/02/2024
2	27 Melissa St STRATHMORE 3041	$1,220,000	20/04/2024
3	26 Woolart St STRATHMORE 3041	$1,200,000	11/11/2023

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: 26/04/2024 14:27

34 Streldon Avenue, Strathmore Vic 3041

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



3 3 2

Property Type: House
Land Size: 836 sqm approx

Agent Comments

BV home offering 3 bed + study, 3 bath & 2 car.

Indicative Selling Price
$1,200,000 - $1,250,000
Median House Price
March quarter 2024: $1,628,500

Comparable Properties

19 Brosnan Cr STRATHMORE 3041 (REI)

3 1 2

Price: $1,304,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)

Agent Comments

Smaller home on a flatter block opposite parklands.



27 Melissa St STRATHMORE 3041 (REI)

3 1 2

Price: $1,220,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 628 sqm approx

Agent Comments

Superior property, semi updated, close to amenities, less land and flatter block



26 Woolart St STRATHMORE 3041 (REI/VG)

4 2 3

Price: $1,200,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 838 sqm approx

Agent Comments

Similar land and vintage with an extra bed.

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