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	51 Lebanon Street, Strathmore Vic 3041

Indicative selling price

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

Range between $960,000 & $1,055,000

Median sale price

Median price $1,532,500 Property Type House Suburb Strathmore

Period - From 01/04/2023 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	7 Amar St STRATHMORE 3041	$998,000	02/12/2023
2	2 Vernon St STRATHMORE 3041	$960,000	20/04/2024
3	1/11 Lebanon St STRATHMORE 3041	$930,000	23/02/2024

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: 24/04/2024 09:11

51 Lebanon Street, Strathmore Vic 3041

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



3 2 2

Rooms: 5
Property Type: Strata Unit/Flat

Agent Comments

Neat & tidy home on a smaller block offering 3 bed, 2 bath & 2 car.

Indicative Selling Price
$960,000 - $1,055,000
Median House Price
Year ending March 2024: $1,532,500

Comparable Properties



7 Amar St STRATHMORE 3041 (REI/VG)

3 2 2

Price: $998,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 318 sqm approx

Agent Comments

Same accommodation located around the corner.



2 Vernon St STRATHMORE 3041 (REI)

3 1 1

Price: $960,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)

Agent Comments

Less accommodation on a bigger block (607sqm).



1/11 Lebanon St STRATHMORE 3041 (REI)

3 1 1

Price: $930,000
Method: Private Sale
Date: 23/02/2024
Property Type: House

Agent Comments

Offers 1 less bath & no garage.

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