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	148a Lebanon Street, Strathmore Vic 3041

Indicative selling price

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

Single price $1,600,000

Median sale price

Median price $1,730,000 Property Type House Suburb Strathmore

Period - From 01/01/2024 to 31/12/2024 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	7a Hayes Rd STRATHMORE 3041	$1,420,000	21/11/2024
2	38a Roland Av STRATHMORE 3041	$1,540,000	02/11/2024
3			

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: 10/02/2025 11:22

148a Lebanon Street, Strathmore Vic 3041

Kieran Moloney
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5 3 2

Rooms: 7
Property Type: House
Land Size: 540 sqm approx

Indicative Selling Price
$1,600,000
Median House Price
Year ending December 2024: $1,730,000

Agent Comments

Brand new home offering 5 bed, 3 bath, 2 living & 2 car.

Comparable Properties



7a Hayes Rd STRATHMORE 3041 (REI)

3 2 3

Price: $1,420,000
Method: Private Sale
Date: 21/11/2024
Property Type: Townhouse (Single)
Land Size: 313 sqm approx

Agent Comments

Older property with less accommodation and land.



38a Roland Av STRATHMORE 3041 (REI)

4 4 2

Price: $1,540,000
Method: Private Sale
Date: 02/11/2024
Property Type: House

Agent Comments

Offers 1 less bed but an extra bath. Smaller land.

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.

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