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	11 Downes Street, Strathmore Vic 3041

Indicative selling price

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

Range between $2,250,000 & $2,475,000

Median sale price

Median price $1,705,000 Property Type House Suburb Strathmore

Period - From 01/10/2023 to 30/09/2024 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	2 Bruce St STRATHMORE 3041	$2,100,000	01/10/2024
2	32 Glenbervie Rd STRATHMORE 3041	$2,350,000	14/09/2024
3	271 Napier St STRATHMORE 3041	$2,075,000	14/09/2024

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: 16/10/2024 08:22

11 Downes Street, Strathmore Vic 3041

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



3 2 2

Rooms: 7
Property Type: House
Land Size: 650 sqm approx

Indicative Selling Price
$2,250,000 - $2,475,000
Median House Price
Year ending September 2024: $1,705,000

Agent Comments

Single level home offering 3 bed, 2 bath, 2 living and a 2 car garage.

Comparable Properties



2 Bruce St STRATHMORE 3041 (REI)

4 2 2

Price: $2,100,000
Method: Sold Before Auction
Date: 01/10/2024
Property Type: House
Land Size: 652 sqm approx

Agent Comments

Same accommodation & land. Downes offers more rooms and a side x side double garage.



32 Glenbervie Rd STRATHMORE 3041 (REI)

4 2 2

Price: $2,350,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 712 sqm approx

Agent Comments

Same accommodation. Double storey with a pool. More land.



271 Napier St STRATHMORE 3041 (REI)

4 2 4

Price: $2,075,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 628 sqm approx

Agent Comments

Same accommodation on a busier street.

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