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	42 Mascoma Street, Strathmore Vic 3041

Indicative selling price

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

Range between $1,200,000 & $1,300,000

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	93 Vincent St OAK PARK 3046	$1,320,000	14/12/2024
2	5 Davern St PASCOE VALE SOUTH 3044	$1,250,000	21/11/2024
3	60 Hillsyde Pde STRATHMORE 3041	$1,350,000	18/11/2024

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: 23/01/2025 11:47

42 Mascoma Street, Strathmore Vic 3041



4 2 3

Property Type: House
Land Size: 646 sqm approx

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending December 2024: $1,730,000

Agent Comments

Updated family home offering 4 bed, 2 bath & 3 car.

Comparable Properties



93 Vincent St OAK PARK 3046 (REI)

4 2 4

Price: $1,320,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 670 sqm approx

Agent Comments

Fully renovated on larger land.



5 Davern St PASCOE VALE SOUTH 3044 (REI)

4 2 3

Price: $1,250,000
Method: Private Sale
Date: 21/11/2024
Property Type: House

Agent Comments

Similar accommodation on smaller block.



60 Hillsyde Pde STRATHMORE 3041 (REI)

5 2 4

Price: $1,350,000
Method: Private Sale
Date: 18/11/2024
Property Type: House
Land Size: 650 sqm approx

Agent Comments

Extra bedroom in superior location.

Account - Jellis Craig | P: 03 9379 2000

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