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	27 Brosnan Crescent, Strathmore Vic 3041

Indicative selling price

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

Range between $1,390,000 & $1,490,000

Median sale price

Median price $1,787,500 Property Type House Suburb Strathmore

Period - From 01/10/2024 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	306 Napier St STRATHMORE 3041	$1,450,000	02/12/2024
2	60 Hillsyde Pde STRATHMORE 3041	$1,350,000	18/11/2024
3	36 Hillsyde Pde STRATHMORE 3041	$1,352,500	12/10/2024

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: 21/01/2025 10:22

27 Brosnan Crescent, Strathmore Vic 3041

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4 2 4

Property Type: House

Agent Comments

Indicative Selling Price
$1,390,000 - $1,490,000
Median House Price
December quarter 2024: $1,787,500

Comparable Properties



306 Napier St STRATHMORE 3041 (REI)

4 1 4

Price: $1,450,000
Method: Private Sale
Date: 02/12/2024
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments

Superior land size. Offering comparable accommodation.



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

Inferior block due to the slope.



36 Hillsyde Pde STRATHMORE 3041 (REI/VG)

5 2 4

Price: $1,352,500
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 733 sqm approx

Agent Comments

Inferior block due to the slope.

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