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	14 Esmale Street, Strathmore Vic 3041

Indicative selling price

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

Range between $1,050,000 & $1,100,000

Median sale price

Median price $1,568,000 Property Type House Suburb Strathmore

Period - From 01/01/2025 to 31/03/2025 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	237 Mascoma St STRATHMORE 3041	$1,050,000	04/02/2025
2	24 Fenacre St STRATHMORE 3041	$1,050,000	20/01/2025
3	20 Strathaird St STRATHMORE 3041	$1,065,000	11/12/2024

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: 23/04/2025 14:18

14 Esmale Street, Strathmore Vic 3041

John Morello
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0412 088 757
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4 1 2

Property Type: House

Agent Comments

4 bed, 1 bath 2 car

Indicative Selling Price
$1,050,000 - $1,100,000
Median House Price
March quarter 2025: $1,568,000

Comparable Properties



237 Mascoma St STRATHMORE 3041 (REI)

3 2 2

Price: $1,050,000
Method: Sold Before Auction
Date: 04/02/2025
Property Type: House (Res)

Agent Comments

Similar accomodation one less bedroom additional bathroom, smaller land, similar condition, close proximity



24 Fenacre St STRATHMORE 3041 (REI)

4 1 3

Price: $1,050,000
Method: Sold Before Auction
Date: 20/01/2025
Property Type: House (Res)
Land Size: 624 sqm approx

Agent Comments

Similar accomodation, smaller land, similar condition, close proximity



20 Strathaird St STRATHMORE 3041 (REI/VG)

3 1 3

Price: $1,065,000
Method: Private Sale
Date: 11/12/2024
Property Type: House
Land Size: 545 sqm approx

Agent Comments

Similar accomodation, close proximity, smaller land

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