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	3 Head Street, Strathmore Vic 3041

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

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

Period - From 01/04/2024 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	41 Henshall Rd STRATHMORE 3041	$2,077,000	14/04/2025
2	5 Eric St ESSENDON 3040	$2,170,000	10/04/2025
3	10 Henshall Rd STRATHMORE 3041	$2,200,000	14/03/2025

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: 22/04/2025 15:24

3 Head Street, Strathmore Vic 3041

Lara Harris
0433 211 268
laraharris@jelliscraig.com.au



6 3 2

Property Type: House

Agent Comments

20 year old family home

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
Year ending March 2025: $1,705,000

Comparable Properties



41 Henshall Rd STRATHMORE 3041 (REI)

4 2 2

Price: $2,077,000
Method: Private Sale
Date: 14/04/2025
Property Type: House
Land Size: 608 sqm approx

Agent Comments

Same suburb, less accommodation, in better condition but same land size.



5 Eric St ESSENDON 3040 (REI)

4 3 6

Price: $2,170,000
Method: Sold Before Auction
Date: 10/04/2025
Property Type: House

Agent Comments

Neighbouring suburb, less accommodation but in better condition.



10 Henshall Rd STRATHMORE 3041 (REI)

5 3 3

Price: $2,200,000
Method: Private Sale
Date: 14/03/2025
Property Type: House
Land Size: 609 sqm approx

Agent Comments

Same suburb, similar accommodation one less bedroom but in more updated condition.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

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