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	3/7 Thor Street, Strathmore Vic 3041

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $835,000 Property Type Unit 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	2/42 Curie Av OAK PARK 3046	$835,000	10/05/2025
2	4/58 Austin Cr PASCOE VALE 3044	$752,000	05/05/2025
3	2/1 Elpis Ct OAK PARK 3046	$700,000	05/05/2025

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: 22/05/2025 11:51

3/7 Thor Street, Strathmore Vic 3041

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3 1 2

Rooms: 4
Property Type: Unit

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
Year ending March 2025: $835,000

Agent Comments

Modern rear villa unit in a block of 3. 3 bed, 1.5 bath, garage & courtyard.

Comparable Properties



2/42 Curie Av OAK PARK 3046 (REI)

3 2 2

Price: $835,000
Method: Auction Sale
Date: 10/05/2025
Property Type: Townhouse (Single)
Land Size: 413 sqm approx

Agent Comments

Older unit with a 2nd bath & double garage. Inferior location.



4/58 Austin Cr PASCOE VALE 3044 (REI)

3 1 1

Price: $752,000
Method: Sold Before Auction
Date: 05/05/2025
Property Type: Unit

Agent Comments

Similar size older unit. Inferior location.



2/1 Elpis Ct OAK PARK 3046 (REI)

3 1 2

Price: $700,000
Method: Private Sale
Date: 05/05/2025
Property Type: House
Land Size: 269 sqm approx

Agent Comments

Older unit & smaller in size. Inferior location.

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