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	3/40 WOODLAND STREET STRATHMORE VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$750,000	&	$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$832,000	Property type	Unit	Suburb	Strathmore
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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 6 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
2/40 WOODLAND STREET STRATHMORE VIC 3041	$755,000	23-Dec-24
3/130 LEBANON STREET STRATHMORE VIC 3041	$731,000	30-Nov-24
1/130 LEBANON STREET STRATHMORE VIC 3041	$740,000	05-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 12 May 2025

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2/40 WOODLAND STREET STRATHMORE VIC 3041

2 1 1

Sold Price **$755,000** Sold Date **23-Dec-24**

Distance **0km**



3/130 LEBANON STREET STRATHMORE VIC 3041

2 1 1

Sold Price **$731,000** Sold Date **30-Nov-24**

Distance **2.69km**



1/130 LEBANON STREET STRATHMORE VIC 3041

2 2 1

Sold Price **$740,000** Sold Date **05-Dec-24**

Distance **2.69km**

RS = Recent sale **UN** = Undisclosed Sale

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