

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

21 Esmale Street, Strathmore Vic 3041

Indicative selling price

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

Single price

\$1,320,000

Median sale price

Median price

\$1,727,500

Property Type

House

Suburb

Strathmore

Period - From

01/07/2024

to

30/06/2025

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	34 Strelton Av STRATHMORE 3041	\$1,300,000	09/08/2025
2	80-82 Lebanon St STRATHMORE 3041	\$1,350,000	04/08/2025
3	14 Esmale St STRATHMORE 3041	\$1,225,000	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:

30/08/2025 13:20



Rooms: 8

Property Type: House

Land Size: 697 sqm approx

Agent Comments

Land value only. Endorsed plans to build 2 townhouses.

Comparable Properties



34 Strelton Av STRATHMORE 3041 (REI)



Price: \$1,300,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)

Land Size: 836 sqm approx

Agent Comments

Larger block and liveable home. No endorsed plans.



80-82 Lebanon St STRATHMORE 3041 (REI)



Price: \$1,350,000

Method: Private Sale

Date: 04/08/2025

Property Type: House

Land Size: 1091 sqm approx

Agent Comments

Larger block and liveable home. No endorsed plans.



14 Esmale St STRATHMORE 3041 (REI/VG)



Price: \$1,225,000

Method: Sold Before Auction

Date: 05/05/2025

Property Type: House (Res)

Land Size: 738 sqm approx

Agent Comments

Located in the same street. Larger block. No endorsed plans.