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	10/2 Mascoma Street, Strathmore Vic 3041

Indicative selling price

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

Range between $550,000 & $590,000

Median sale price

Median price $868,500 Property Type Unit Suburb Strathmore

Period - From 01/04/2025 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	5/4 Arndt Rd PASCOE VALE 3044	$550,000	02/05/2025
2	1/18 Patrick St GLENROY 3046	$555,000	25/04/2025
3	2/8 Lake Av PASCOE VALE 3044	$565,000	29/03/2025

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: 11/07/2025 11:12

10/2 Mascoma Street, Strathmore Vic 3041

Lara Harris
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2 1 1

Property Type: Unit

Agent Comments

2 bed, 1 bath, 1 car villa unit

Indicative Selling Price
$550,000 - $590,000
Median Unit Price
June quarter 2025: $868,500

Comparable Properties



5/4 Arndt Rd PASCOE VALE 3044 (REI/VG)

2 1 1

Price: $550,000
Method: Sold Before Auction
Date: 02/05/2025
Property Type: Unit

Agent Comments

Same accomodation, neighbouring suburb, similar condition



1/18 Patrick St GLENROY 3046 (REI/VG)

2 1 1

Price: $555,000
Method: Private Sale
Date: 25/04/2025
Property Type: Villa

Agent Comments

Same accomodation, neighbouring suburb, similar condition



2/8 Lake Av PASCOE VALE 3044 (REI/VG)

2 1 1

Price: $565,000
Method: Private Sale
Date: 29/03/2025
Property Type: Unit

Agent Comments

Same accomodation, neighbouring suburb, similar condition

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