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	27 Wickham Grove, Strathmore Vic 3041

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,657,500 Property Type House Suburb Strathmore

Period - From 01/10/2024 to 30/09/2025 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	12 Glen St ESSENDON 3040	$1,650,000	25/06/2025
2	8 Hillsyde Pde STRATHMORE 3041	$1,740,000	04/06/2025
3	27 Williamson Av STRATHMORE 3041	$1,682,000	22/05/2025

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: 13/10/2025 20:42

27 Wickham Grove, Strathmore Vic 3041

Lara Harris
0433 211 268
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3 2 3

Property Type: House
Land Size: 577 sqm approx

Agent Comments

Neat three bedroom home

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
Year ending September 2025: $1,657,500

Comparable Properties



12 Glen St ESSENDON 3040 (REI/VG)

3 1 1

Price: $1,650,000
Method: Private Sale
Date: 25/06/2025
Property Type: House
Land Size: 468 sqm approx

Agent Comments

Bigger block, similar accommodation, boarding suburb.



8 Hillsyde Pde STRATHMORE 3041 (REI/VG)

4 2 2

Price: $1,740,000
Method: Sold Before Auction
Date: 04/06/2025
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments

Bigger allotment, more accommodation, same suburb



27 Williamson Av STRATHMORE 3041 (REI/VG)

5 2 3

Price: $1,682,000
Method: Sold Before Auction
Date: 22/05/2025
Property Type: House (Res)
Land Size: 608 sqm approx

Agent Comments

Bigger block, more accomidation, same suburb

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