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	3/30-32 Melissa Street, Strathmore Vic 3041

Indicative selling price

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

Single price $740,000

Median sale price

Median price $833,500 Property Type Unit 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	3/372 Gaffney St PASCOE VALE 3044	$690,000	10/11/2025
2	3/2 View St PASCOE VALE 3044	$726,000	25/10/2025
3	4/48 Railway Pde PASCOE VALE 3044	$715,000	10/10/2025

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: 24/11/2025 09:37

3/30-32 Melissa Street, Strathmore Vic 3041

JellisCraig

Kieran Moloney
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2 1 2

Rooms: 3
Property Type: Townhouse (Res)

Agent Comments

Renovated townhouse offering 2 bed, 1 bath, 2 car and a big courtyard.

Indicative Selling Price
$740,000
Median Unit Price
Year ending September 2025: $833,500

Comparable Properties



3/372 Gaffney St PASCOE VALE 3044 (REI)

2 2 1

Price: $690,000
Method: Private Sale
Date: 10/11/2025
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 115 sqm approx

Agent Comments

Offers a 2nd bathroom in a inferior location.



3/2 View St PASCOE VALE 3044 (REI)

2 2 1

Price: $726,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)

Agent Comments

Offers a 2nd bathroom in a inferior location.



4/48 Railway Pde PASCOE VALE 3044 (REI)

2 1 1

Price: $715,000
Method: Private Sale
Date: 10/10/2025
Property Type: Townhouse (Single)
Land Size: 133 sqm approx

Agent Comments

Similar vintage & size. Inferior location.

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