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	25 Grammar Street, Strathmore Vic 3041

Indicative selling price

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

Range between $1,900,000 & $2,000,000

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	26 Grammar St STRATHMORE 3041	$1,930,000	13/09/2025
2	43 Grammar St STRATHMORE 3041	$2,070,000	04/09/2025
3	3 Magdala Av STRATHMORE 3041	$1,925,000	23/08/2025

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: 10/11/2025 14:29

25 Grammar Street, Strathmore Vic 3041

JellisCraig

Kieran Moloney
8378 0500
0400 634 565
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2 1 2

Rooms: 5
Property Type: House
Land Size: 1015 sqm approx

Indicative Selling Price
$1,900,000 - $2,000,000
Median House Price
Year ending September 2025: $1,657,500

Agent Comments

Original home on a large irregular shaped corner block offering 2 bed, 1 bath & 2 car.

Comparable Properties



26 Grammar St STRATHMORE 3041 (REI)

3 2 2

Price: $1,930,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments

Located across the road. Smaller block but a better shaped block.



43 Grammar St STRATHMORE 3041 (REI)

4 1 2

Price: $2,070,000
Method: Private Sale
Date: 04/09/2025
Property Type: House (Res)

Agent Comments

Located in the same street. Smaller block (714sqm) but home is bigger and in better condition.



3 Magdala Av STRATHMORE 3041 (REI)

4 4 2

Price: $1,925,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 961 sqm approx

Agent Comments

Also an irregular shaped block in original condition.

REIV THE DIFFERENCE | propertydata.com.au

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