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	2/43 Brosnan Crescent, Strathmore Vic 3041

Indicative selling price

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

Range between $800,000 & $850,000

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	1B Kilburn St STRATHMORE 3041	$920,000	19/08/2025
2	3/53 Park St PASCOE VALE 3044	$850,000	22/10/2025
3	40 Summit Av OAK PARK 3046	$865,000	07/10/2025

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: 11/11/2025 15:56

2/43 Brosnan Crescent, Strathmore Vic 3041

JellisCraig

Chauntel Considine
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3 2 2

Rooms: 5
Property Type: Townhouse

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
Year ending September 2025: $833,500

Agent Comments

Modern townhouse with reverse living offering 3 bed, 2 bath & double tandem garage.

Comparable Properties

1B Kilburn St STRATHMORE 3041 (REI)

3 2 2

Price: $920,000
Method:
Date: 19/08/2025
Property Type: Townhouse (Single)

Agent Comments

Newer property with street frontage and no OC.



3/53 Park St PASCOE VALE 3044 (REI)

3 2 1

Price: $850,000
Method: Private Sale
Date: 22/10/2025
Property Type: Townhouse (Single)

Agent Comments

Traditional floor-plan closer to the train station.



40 Summit Av OAK PARK 3046 (REI/VG)

3 2 3

Price: $865,000
Method: Private Sale
Date: 07/10/2025
Property Type: Townhouse (Single)
Land Size: 172 sqm approx

Agent Comments

Newer property with street frontage.

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