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	2/65 MASCOMA STREET STRATHMORE VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$900,000	&	$975,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$828,500	Property type	Unit	Suburb	Strathmore
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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 6 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
1/21 GREGORY STREET OAK PARK VIC 3046	$951,000	03-Oct-25
35 ORANGE GROVE ESSENDON NORTH VIC 3041	$926,000	11-Sep-25

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 6 months.

This Statement of Information was prepared on: 19 November 2025

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1/21 GREGORY STREET OAK PARK VIC 3046

3 1 1

Sold Price RS **$951,000** Sold Date **03-Oct-25**

Distance **0.49km**



35 ORANGE GROVE ESSENDON NORTH VIC 3041

3 1 1

Sold Price RS **$926,000** Sold Date **11-Sep-25**

Distance **1.87km**

RS = Recent sale **UN** = Undisclosed Sale

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