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	30 Upland Road, Strathmore Vic 3041

Indicative selling price

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

Range between $2,800,000 & $3,000,000

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	37 Flower St ESSENDON 3040	$3,130,000	08/11/2025
2	25 Holyrood Av STRATHMORE 3041	$2,600,000	22/10/2025
3	29a Hillsyde Pde STRATHMORE 3041	$2,900,000	16/10/2025

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: 08/12/2025 12:41

30 Upland Road, Strathmore Vic 3041

JellisCraig

Chauntel Considine
9379 2000
0407 741 456
chauntelconsidine@jelliscraig.com.au

5 3 3

Property Type: House (Res)
Land Size: 583 sqm approx

Agent Comments

5 year old home offering 5 bed, 3 bath & 3 car.

Indicative Selling Price
$2,800,000 - $3,000,000
Median House Price
Year ending September 2025: $1,657,500

Comparable Properties

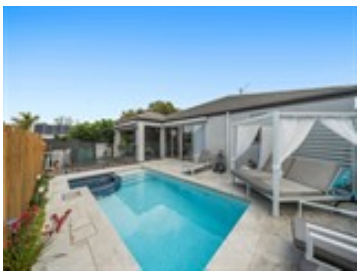
37 Flower St ESSENDON 3040 (REI)

4 4 2

Price: $3,130,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 506 sqm approx

Agent Comments

Offers 1 less bed with an extra bath & pool.



25 Holyrood Av STRATHMORE 3041 (REI)

4 3 3

Price: $2,600,000
Method: Sold Before Auction
Date: 22/10/2025
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

Offers 1 less bed. Inferior location.

29a Hillsyde Pde STRATHMORE 3041 (REI)

4 4 2

Price: $2,900,000
Method: Private Sale
Date: 16/10/2025
Property Type: House (Res)

Agent Comments

Larger home on a smaller, sloping block.

Account - Jellis Craig | P: 03 9379 2000

REIV THE DIFFERENCE

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