

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

1/165 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Sep 2025

to

31 Aug 2026

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

2/16 WINIFRED STREET OAK PARK VIC 3046	\$651,000	14-Mar-26
3/16 MARIE STREET OAK PARK VIC 3046	\$709,000	17-Mar-26
3/5 DAGONET STREET STRATHMORE VIC 3041	\$755,000	25-May-26

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: 01 September 2026



2/16 WINIFRED STREET OAK PARK VIC 3046

 2  1  1

Sold Price \$651,000 Sold Date 14-Mar-26

Distance **0.81km**



3/16 MARIE STREET OAK PARK VIC 3046

 2  1  1

Sold Price \$709,000 Sold Date 17-Mar-26

Distance **0.88km**



3/5 DAGONET STREET STRATHMORE VIC 3041

 2  2  1

Sold Price \$755,000 Sold Date 25-May-26

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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