

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

1/64 Carnarvon Road, Strathmore Vic 3041

Indicative selling price

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

Range between \$960,000

&

\$1,050,000

Median sale price

Median price \$840,000

Property Type Unit

Suburb Strathmore

Period - From 01/07/2025

to 30/06/2026

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	1 Colclough Ct STRATHMORE 3041	\$965,000	20/07/2026
2	14b Winifred St ESSENDON 3040	\$980,000	22/05/2026
3	3/139 Bradshaw St ESSENDON 3040	\$960,000	16/05/2026

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:

10/08/2026 09:05

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Indicative Selling Price

\$960,000 - \$1,050,000

Median Unit Price

Year ending June 2026: \$840,000



3 2 2

Rooms: 5

Property Type: Villa Unit

Agent Comments

Single level street facing villa unit. 1 of only 2 on the block. No OC. Dated 3 bed, 2 bath & 2 car.

Comparable Properties



1 Colclough Ct STRATHMORE 3041 (REI)

3 2 2

Price: \$965,000

Method: Private Sale

Date: 20/07/2026

Property Type: House

Land Size: 280 sqm approx

Agent Comments

Newer property inferior location.



14b Winifred St ESSENDON 3040 (REI)

3 2 1

Price: \$980,000

Method: Sold Before Auction

Date: 22/05/2026

Property Type: Unit

Agent Comments

Located at the rear of the block with no private driveway.



3/139 Bradshaw St ESSENDON 3040 (REI)

3 1 1

Price: \$960,000

Method: Auction Sale

Date: 16/05/2026

Property Type: Villa

Agent Comments

Located at the rear of the block with no private driveway. Newer internally with only 1 bath.

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