Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2/14 Kernan Street, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000	Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$835,000	Pro	perty Type U	nit		Suburb	Strathmore
Period - From	01/04/2024	to	31/03/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	32 Duffy St ESSENDON NORTH 3041	\$901,000	12/04/2025
2	1/68 Eastgate St PASCOE VALE SOUTH 3044	\$960,000	14/03/2025
3	70b Lloyd St STRATHMORE 3041	\$1,241,000	08/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/05/2025 12:21





Kieran Molonev 8378 0500 0400 634 565

> **Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median Unit Price**

Year ending March 2025: \$835,000

KieranMoloney@jelliscraig.com.au

@ MapTiler @ OpenStreetMap

Property Type: Villa

Agent Comments

Rear villa unit in a block of only 2. Offers 3 bed, 2 bath & 2 car.

Comparable Properties



32 Duffy St ESSENDON NORTH 3041 (REI)

Agent Comments

Smaller block of land and an inferior location

Price: \$901,000 Method: Auction Sale Date: 12/04/2025 Property Type: Villa



1/68 Eastgate St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

More land in an inferior location.

Price: \$960,000 Method: Private Sale Date: 14/03/2025 Property Type: House

Land Size: 430 sqm approx



70b Lloyd St STRATHMORE 3041 (REI/VG)

Price: \$1,241,000 Method: Auction Sale Date: 08/02/2025 Property Type: Unit

Agent Comments

More land, newer renovation & a

double garage.

Land Size: 323 sqm approx

Account - Jellis Craig | P: 03 9379 2000





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