

# 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

2/14 Kernan Street, Strathmore Vic 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$835,000

Property Type Unit

Suburb Strathmore

Period - From 01/04/2024

to

31/03/2025

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	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 comparable properties 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



**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)**



**Price:** \$901,000

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** Villa

**Agent Comments**

Smaller block of land and an inferior location.



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



**Price:** \$960,000

**Method:** Private Sale

**Date:** 14/03/2025

**Property Type:** House

**Land Size:** 430 sqm approx

**Agent Comments**

More land in an inferior location.



**70b Lloyd St STRATHMORE 3041 (REI/VG)**



**Price:** \$1,241,000

**Method:** Auction Sale

**Date:** 08/02/2025

**Property Type:** Unit

**Land Size:** 323 sqm approx

**Agent Comments**

More land, newer renovation & a double garage.