

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 273 Napier Street, Strathmore VIC 3041

Indicative selling price

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

Single price

or range
between \$2,700,000

&

\$2,970,000

Median sale price

Median price \$1,470,000

Property type House

Suburb Strathmore

Period - From 01/09/2025

to

31/08/2026

Source realestate.com.au / PropTrack

Comparable property sales

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: 24/09/2026

Comparable sales evidence

273 Napier Street, Strathmore VIC 3041

PROPERTY IMAGE UNAVAILABLE	38 Fenacre Street, Strathmore VIC 3041 House 4 bed 3 bath 3 car Same-suburb four-bedroom, three-bathroom prestige residence within 2km, sold inside the revised price and recency bands.	Sold price \$2,575,000 Sold date 30/07/2026 Distance 1.02 km
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Source: Domain sold-property record; Google Maps mapped coordinates. Accessed 23/09/2026.
Distances are straight-line distances calculated from mapped street-address coordinates.