

## 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

3/11 ROSLYN STREET STRATHMORE VIC 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$832,000

Property type

Unit

Suburb

Strathmore

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

3/9 GREGORY STREET OAK PARK VIC 3046	\$695,000	28-Mar-25
4/20 AVOCA CRESCENT PASCOE VALE VIC 3044	\$725,000	01-Mar-25
1/385 GAFFNEY STREET PASCOE VALE VIC 3044	\$720,000	05-Apr-25

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: 14 May 2025



**3/9 GREGORY STREET OAK PARK  
VIC 3046**

Sold Price

<sup>RS</sup> **\$695,000**

Sold Date

**28-Mar-25**

 2

 1

 1

Distance

**0.74km**



**4/20 AVOCA CRESCENT PASCOE  
VALE VIC 3044**

Sold Price

**\$725,000**

Sold Date

**01-Mar-25**

 2

 2

 2

Distance

**0.86km**



**1/385 GAFFNEY STREET PASCOE  
VALE VIC 3044**

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date

**05-Apr-25**

 2

 1

 1

Distance

**1.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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