

## 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 CARRICK LANE STRATHMORE VIC 3041

### Indicative selling price

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

Single Price

\$900,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,560,000

Property type

Other

Suburb

Strathmore

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

### 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

40 ARDOCH STREET ESSENDON VIC 3040	\$902,000	01-Apr-26
14A TALBOT ROAD STRATHMORE VIC 3041	\$925,000	23-Mar-26
9 CARRICK LANE STRATHMORE VIC 3041	\$995,000	03-Mar-26

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: 18 May 2026


**40 ARDOCH STREET ESSENDON  
VIC 3040**
 3  3  2

Sold Price

<sup>RS</sup>
**\$902,000**

Sold Date

**01-Apr-26**

Distance

**0.9km**

**14A TALBOT ROAD STRATHMORE  
VIC 3041**
 3  2  2

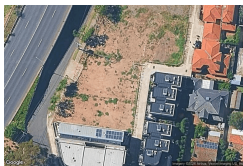
Sold Price

**\$925,000**

Sold Date

**23-Mar-26**

Distance

**0.04km**

**9 CARRICK LANE STRATHMORE  
VIC 3041**
 3  2  -

Sold Price

**\$995,000**

Sold Date

**03-Mar-26**

Distance

**0.02km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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