

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

48 Carnarvon Road, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,550,000

&

\$1,600,000

Median sale price

Median price \$1,828,000

Property Type House

Suburb Strathmore

Period - From 01/01/2026

to 31/03/2026

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	268 Napier St STRATHMORE 3041	\$1,650,000	13/05/2026
2	1 Gilbertson St ESSENDON 3040	\$1,630,000	02/03/2026
3	10 Lebanon St STRATHMORE 3041	\$1,560,000	07/02/2026

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:

29/06/2026 10:58



Property Type: House

Agent Comments

Corner allotment with unrenovated home.

Indicative Selling Price

\$1,550,000 - \$1,600,000

Median House Price

March quarter 2026: \$1,828,000

Comparable Properties



268 Napier St STRATHMORE 3041 (REI)



Price: \$1,650,000

Method: Sold Before Auction

Date: 13/05/2026

Property Type: House (Res)

Land Size: 651 sqm approx

Agent Comments

Similar land size, Same location, similar condition



1 Gilbertson St ESSENDON 3040 (REI)



Price: \$1,630,000

Method: Private Sale

Date: 02/03/2026

Property Type: House (Res)

Land Size: 652 sqm approx

Agent Comments

Similar land size, Similar condition, Neighbouring suburb.



10 Lebanon St STRATHMORE 3041 (REI/VG)



Price: \$1,560,000

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

Land Size: 701 sqm approx

Agent Comments

Same suburb, bigger land size but over the freeway.