

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

5 BROSAN CRESCENT STRATHMORE VIC 3041

Indicative selling price

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

Single Price

or range
between

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,525,000

Property type

House

Suburb

Strathmore

Period-from

01 Aug 2025

to

31 Jul 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

8 DAGONET STREET STRATHMORE VIC 3041	\$1,470,000	02-May-26
70 WILLONGA STREET STRATHMORE VIC 3041	\$1,660,000	02-May-26
2 THOR STREET STRATHMORE VIC 3041	\$1,890,000	28-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: 11 August 2026



8 DAGONET STREET STRATHMORE VIC 3041 Sold Price ^{RS} **\$1,470,000** Sold Date **02-May-26**

 4  1  1

Distance **0.56km**



70 WILLONGA STREET STRATHMORE VIC 3041 Sold Price ^{RS} **\$1,660,000** ^{UN} Sold Date **02-May-26**

 5  2  -

Distance **0.48km**



2 THOR STREET STRATHMORE VIC 3041 Sold Price **\$1,890,000** Sold Date **28-Mar-26**

 1  3  1

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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