

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

51 Melissa Street, Strathmore Vic 3041

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$885,000

Property Type Townhouse

Suburb Strathmore

Period - From 20/04/2025

to

19/04/2026

Source Property Data

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	2/124 Essex St PASCOE VALE 3044	\$950,000	11/02/2026
2	389 Pascoe Vale Rd STRATHMORE 3041	\$885,000	17/12/2025
3	27B Archibald St PASCOE VALE 3044	\$996,000	12/12/2025

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:

20/04/2026 11:05



Property Type: Townhouse

Agent Comments

Renovated townhouse offering 4 bed, 2 bath & 2 car.



Comparable Properties



2/124 Essex St PASCOE VALE 3044 (REI/VG)



Price: \$950,000

Method: Sold Before Auction

Date: 11/02/2026

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 199 sqm approx

Agent Comments

Has an extra bath and double garage.
Shared driveway.



389 Pascoe Vale Rd STRATHMORE 3041 (REI/VG)



Price: \$885,000

Method: Auction Sale

Date: 17/12/2025

Property Type: Townhouse (Res)

Land Size: 235 sqm approx

Agent Comments

Property is more dated and located on
a main road.



27B Archibald St PASCOE VALE 3044 (REI/VG)



Price: \$996,000

Method: Private Sale

Date: 12/12/2025

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 164 sqm approx

Agent Comments

Offers an extra bath.