

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

54 HILLSYDE PARADE 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Strathmore

Period-from

01 Sep 2025

to

31 Aug 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

71 MITCHELL PARADE PASCOE VALE SOUTH VIC 3044	\$1,460,000	11-Jul-26
14 NAPIER CRESCENT ESSENDON VIC 3040	\$1,485,000	15-Jun-26
2 LEBANON STREET STRATHMORE VIC 3041	\$1,250,000	02-May-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: 23 September 2026



**71 MITCHELL PARADE PASCOE
VALE SOUTH VIC 3044**

 3  1  2

Sold Price ^{RS} **\$1,460,000** Sold Date **11-Jul-26**

Distance **0.73km**



**14 NAPIER CRESCENT ESSENDON
VIC 3040**

 4  1  2

Sold Price **\$1,485,000** Sold Date **15-Jun-26**

Distance **1.39km**



**2 LEBANON STREET STRATHMORE
VIC 3041**

 3  2  1

Sold Price **\$1,250,000** Sold Date **02-May-26**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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