

## 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

8 DAGONET STREET 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

or range  
between

\$1,400,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,537,500

Property type

House

Suburb

Strathmore

Period-from

01 Mar 2025

to

28 Feb 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 10 LEBANON STREET STRATHMORE VIC 3041   | \$1,560,000 | 07-Feb-26 |
| 67 HILLSYDE PARADE STRATHMORE VIC 3041  | \$1,440,000 | 12-Nov-25 |
| 8 STRATHAIRD STREET STRATHMORE VIC 3041 | \$1,500,000 | 06-Dec-25 |

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: 24 March 2026



**10 LEBANON STREET  
STRATHMORE VIC 3041**

5 2 -

Sold Price <sup>RS</sup> **\$1,560,000** <sup>UN</sup> Sold Date **07-Feb-26**

Distance **0.59km**



**67 HILLSIDE PARADE  
STRATHMORE VIC 3041**

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Sold Price **\$1,440,000** Sold Date **12-Nov-25**

Distance **1.19km**



**8 STRATHAIRD STREET  
STRATHMORE VIC 3041**

3 2 2

Sold Price <sup>RS</sup> **\$1,500,000** Sold Date **06-Dec-25**

Distance **1.21km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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